



26 De Borg Close, Tetbury, Gloucestershire, GL8 8TW

Semi-detached modern house
 Fantastic southerly position overlooking a green
 2 bedrooms
 Bathroom and en-suite
 Fitted kitchen
 Reception with patio doors
 Enclosed private garden
 Garage and parking
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £315,000

Approximately 735 sq.ft excluding garage

‘Located within a wonderful position overlooking a large green, a semi-detached modern 2 bedroom home with garage, parking and garden’



The Property

This semi-detached house occupies an outstanding position on the edge of the very popular Highfields development overlooking a large open green. Constructed in 2018 by Miller Homes with attractive rendered elevations, the property is conveniently located within walking distance to the many amenities Tetbury has to offer as well as countryside walks.

The accommodation is arranged over two floors and extends in all to 735 sq.ft. The ground floor comprises an entrance hall with WC off and a well-equipped fitted kitchen with built-in Zanussi appliances including a fridge/freezer, oven and gas hob. To the rear, there is a living/dining room with a large cupboard and double French doors opening to the garden. On the first floor, there are two double bedrooms and a family bathroom. The principal bedroom has an en-suite shower room, built-in wardrobes and enjoys lovely views over the green.

Externally, the rear garden has been landscaped

for easy maintenance laid to patio, a small lawn, and fully enclosed by stone walls and timber fencing. Out from the back gate, there is a garage with eaves storage over and private parking in front whilst further parking is available within the close.

This low-maintenance modern home is an ideal starter home or investment with mains gas central heating, double glazing, and an EPC rating B.

Situation

Tetbury is a thriving, historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Conveniently there is a large supermarket, hospital, surgeries and post office as well as excellent schools catering for all ages. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury

is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside with ample opportunities for walking, shooting and hunting. Located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. There is a service charge of £108.41 payable half yearly contributing to the communal areas upkeep payable to RMG Estate Management. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the

Ofcom mobile and broadband checker, please see the website for more information. Cotswold Council Tax Band C.

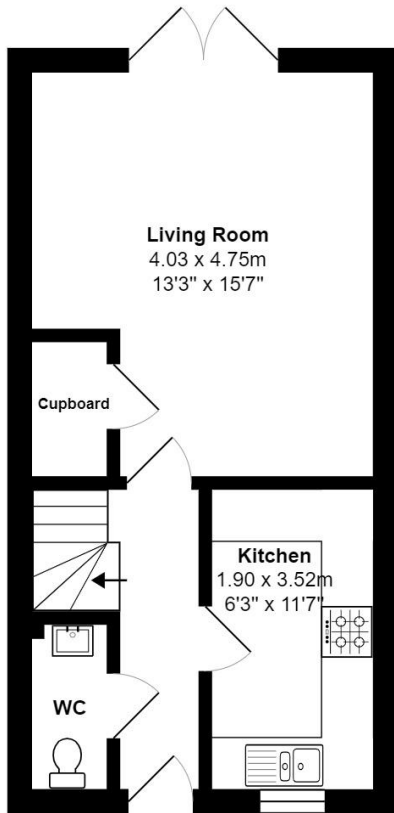
Directions

From the centre of Tetbury, take London Road towards Cirencester. Pass Tesco and the garage, and proceed straight over the two mini-roundabouts. At the third roundabout turn left into Highfields, then turn left into Brays Avenue. Take the next left into De Borg Close and bear right continuing around to locate the property in the far end on the left hand side.

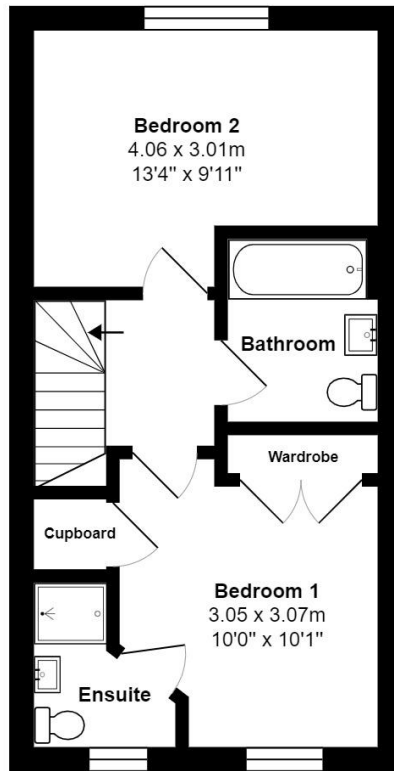
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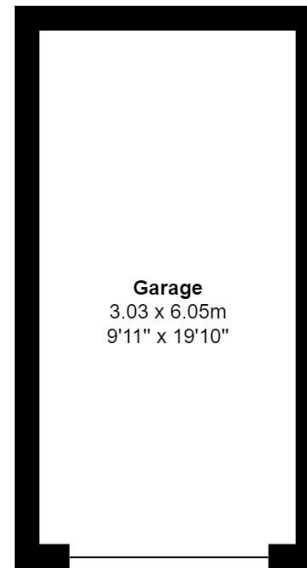




Ground Floor

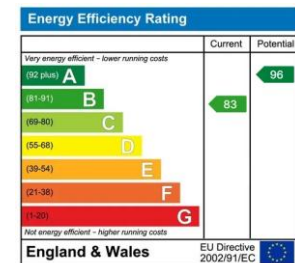


1st Floor



Total Area: 68.2 m² ... 735 ft² (excluding garage)

All measurements are approximate and for display purposes only



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