



JAMES PYLE & CO.



29 Sherwood Road, Tetbury, Gloucestershire, GL8 8BU

Terraced modern house  
Perfect starter home  
2 bedrooms  
Fitted kitchen  
Light and airy living room  
South-facing garden  
Two allocated parking spaces  
Popular position towards the edge of town  
5 minute level walk to the town centre  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £260,000**

Approximately 605 sq.ft



‘Located in a popular area on the edge of Tetbury just a 5 minute level walk from the town centre, a terraced 2 bedroom home with allocated parking and south-facing garden’

## The Property

This mid-terraced modern house is tucked away at the top of Sherwood Road, a popular residential road positioned towards the rural edge of Tetbury and yet only a 5 minute level walk to the town centre. The property is ideal for first time buyers, someone looking to downsize, or as an investment. It is coupled with two allocated parking spaces and a south-facing garden.

The accommodation extends to around 605 sq. ft. arranged over two floors and is very well-presented. The ground floor comprises a fitted kitchen to the front, downstairs WC, useful storage cupboard, and a light and airy living room with patio doors connecting to the sunny garden. There are two bedrooms upstairs both with built-in wardrobes, and a bathroom with shower over.

The southerly garden is laid for easy maintenance with a patio seating area, garden shed and beds. The garden has the great advantage of rear access from the parking area. The parking is arranged to the side of the terrace and there are two allocated spaces.

## 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. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also 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 where there are ample opportunities for walking. Conveniently 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 gas-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural

Beauty. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band B.

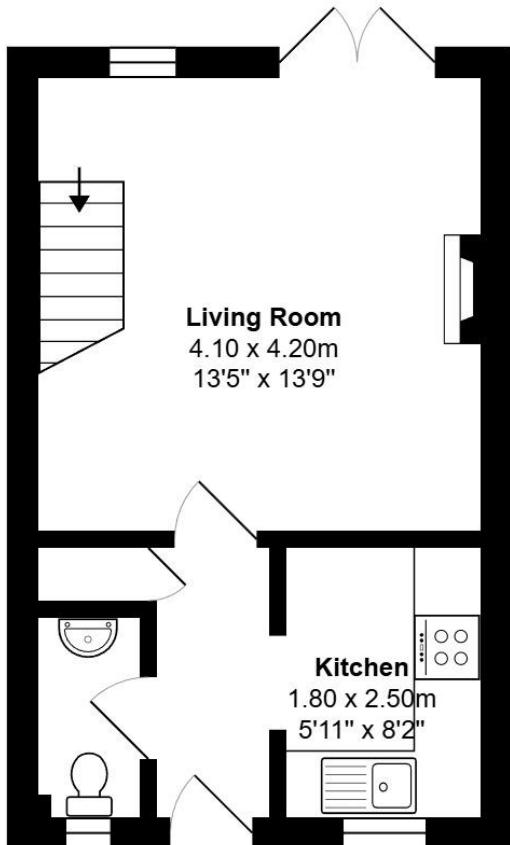
## Directions

From the centre of Tetbury and the Market Place, head down Long Street and turn left into New Church Street. Continue along the road onto Charlton Road and Sherwood Road is the last turning on the right before leaving Tetbury. Follow the road up the hill and continue around the corner to locate the property in the far-left hand corner.

Postcode GL8 8BU

What3words: ///unsigned.takeovers.iceberg

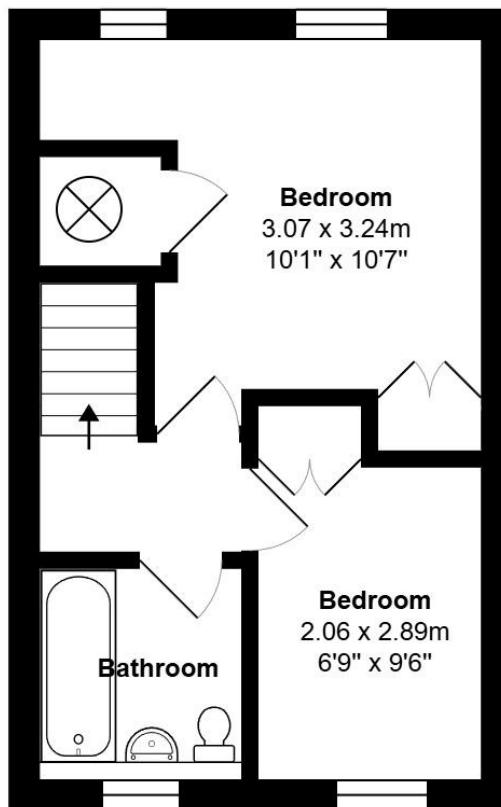




**Ground Floor**

Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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