



43 New Church Street, Tetbury, Gloucestershire, GL8 8DS



Terraced period cottage  
Requires renovation and refurbishment  
Excellent potential  
2 reception rooms  
2 bedrooms  
Close proximity of the town centre  
Quaint outlook across a green  
Mature rear garden  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £275,000**

Approximately 644 sq.ft

‘This cosy character cottage requires full renovation and modernisation with fantastic scope’



## The Property

Situated within a few minutes' walk of the town centre, this characterful period cottage is a superb renovation project with a multitude of potential to upgrade and possibly extend, subject to planning. Overlooking a small green opposite, the cottage is accompanied by a mature rear garden with a former outbuilding which also requires refurbishment. Internally the cosy accommodation extends to around 644 sq.ft with the current layout comprising a front living room with feature fireplace, dining room open to a kitchen, and a ground floor bathroom. Upstairs there is a good-sized double bedroom with high ceiling and a small single bedroom. There is a paved driveway at the front which could provide parking for a small vehicle/motorbike.

## 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 and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the

website for more information and mobile phone coverage. Cotswold District Council Tax Band C.

## Directions

From the Market Place, follow Long Street then take the next left hand turn into New Church Street. Locate the property after the church and opposite the green on the right hand side.

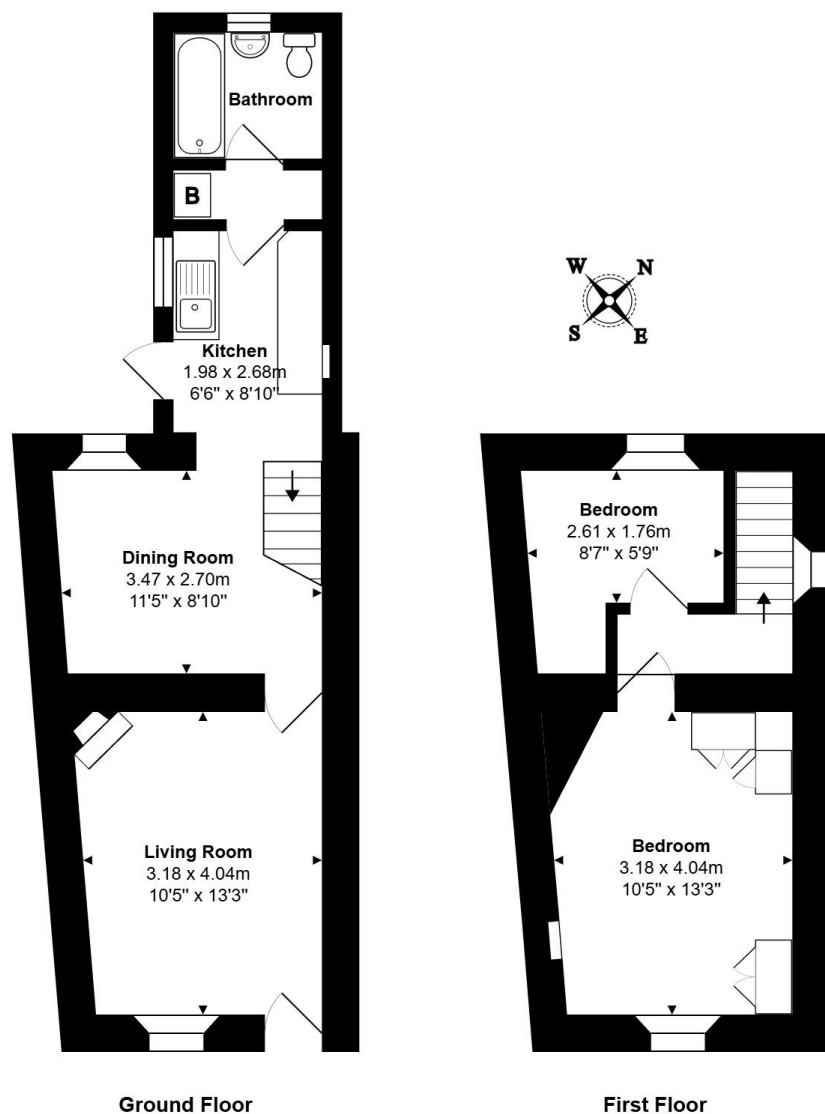
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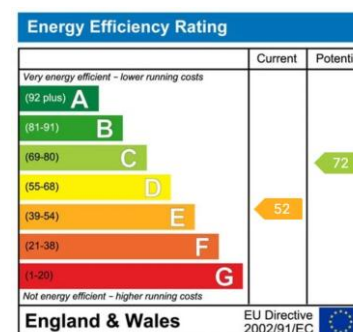






Total Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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