2 Ryland Close, Tetbury, Gloucestershire, GL8 8TF

Situated in a peaceful, mature cul-de-sac and complimented by a charming west-facing rear garden, this semi-detached home presents an excellent opportunity for modernisation. Offered to the market with no onward chain.

Ryland Close is a sought-after cul-de-sac forming part of a residential development built in the early 1990s. The property has been well maintained over the past 30 years and now offers a fantastic opportunity for a new owner to update and modernise throughout. Subject to the necessary permissions, there is also potential for extension and reconfiguration.

The property is entered via a front porch, leading into the dining room. From here, there is access to the sitting room and kitchen, as well as stairs rising to the first floor with a useful storage cupboard beneath. The kitchen is positioned at the front of the property and is fitted with a range of wall and base units, with an integrated oven, hob and extractor hood plus space for a fridge freezer and plumbing for a washing machine. It also houses the wall-mounted gas central heating boiler and a recently upgraded electric consumer unit. To the rear, the principal sitting room features a focal fireplace and benefits from both a window and French doors opening onto the rear garden.

On the first floor, there are three bedrooms and a family bathroom accessed from the landing. Two of the bedrooms are doubles, both with fitted wardrobes, while the front bedroom also includes an airing cupboard housing the hot water cylinder. The bathroom comprises a WC, wash basin, and corner shower cubicle.

Externally, the property benefits from a driveway leading to a single garage at the side, along with a low-maintenance front garden laid with shingle and shrubs. The rear garden is a particular highlight—mature and well-established, with a variety of shrubs and patio areas. Its west-facing orientation makes it ideal for enjoying afternoon and evening sun. A personnel door provides access to the rear of the garage.

The property is connected to mains gas, electricity, water, and drainage. It is freehold and falls within Council Tax Band C (Cotswold District Council).

EPC rating: D (58).

Situation

Tetbury is a historic wool town set within the Cotswold Area of Outstanding Natural Beauty. The town is renowned for its royal association with HM King Charles III, who resides at nearby Highgrove House, and for hosting the popular annual Woolsack Race each May. The town centre offers a variety of amenities, including cafés, boutiques, pubs, and restaurants, along with a supermarket and both primary and secondary schools.

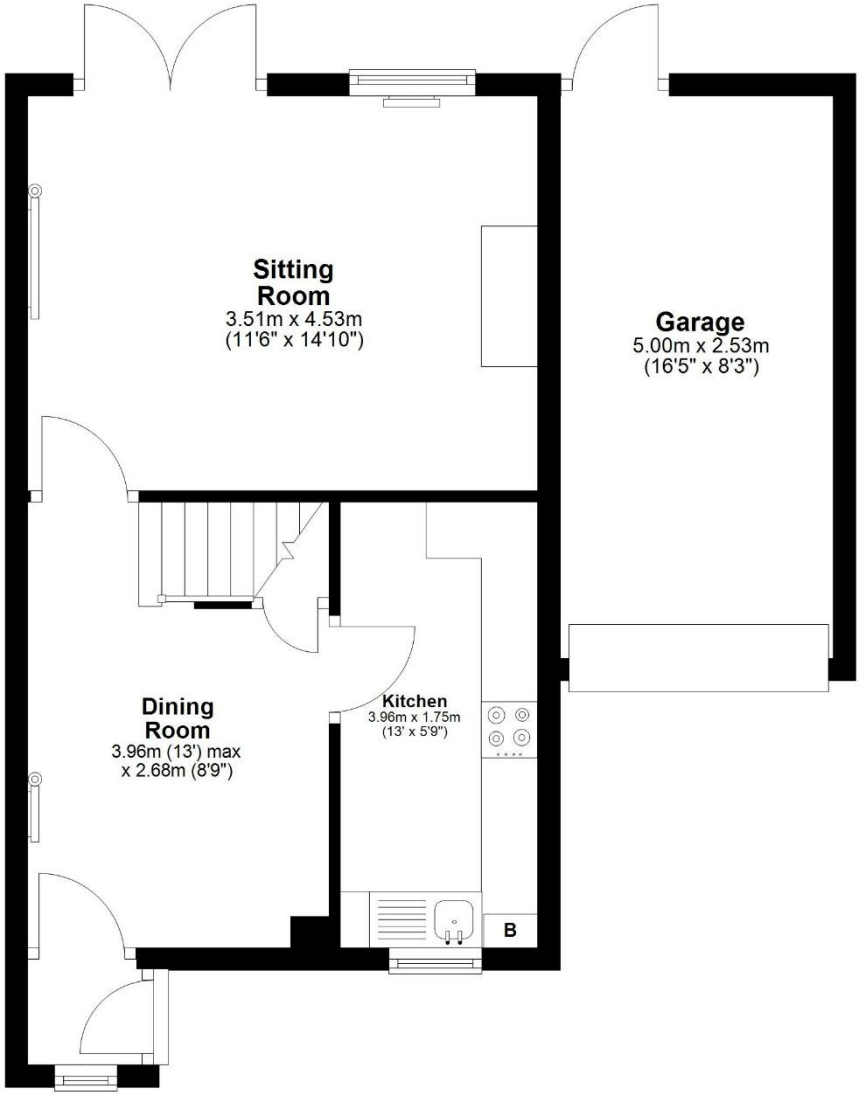
Kemble railway station, approximately 7 miles to the north, provides a mainline service to London Paddington. The M4 and M5 motorways are both easily accessible, offering convenient routes to Bath, Bristol, and London.

Guide Price £325,000

Ground Floor

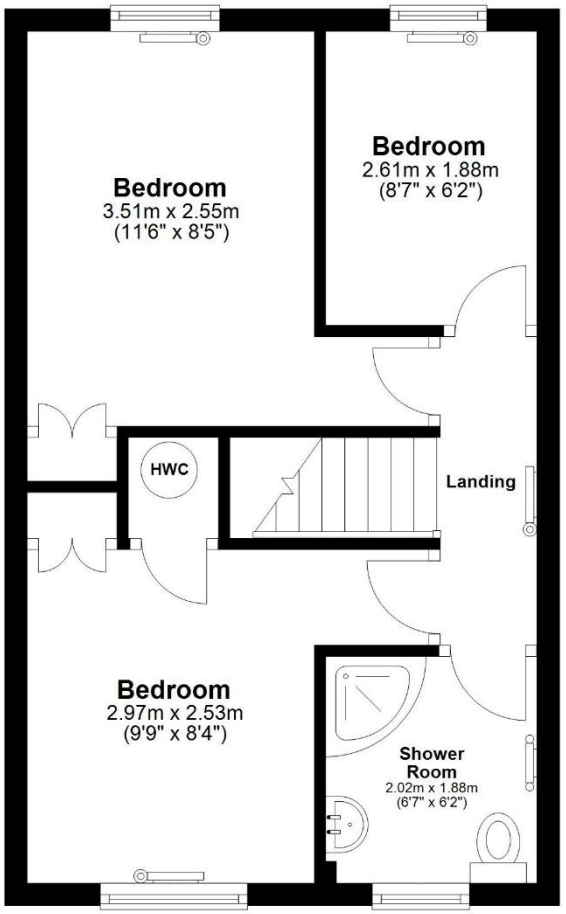
Main area: approx. 35.3 sq. metres (380.3 sq. feet)

Plus garages, approx. 12.6 sq. metres (136.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Main area: Approx. 69.7 sq. metres (749.8 sq. feet)

Plus garage, approx. 12.6 sq. metres (136.0 sq. feet)

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