



54 Sherwood Road, Tetbury, Gloucestershire, GL8 8BU

Semi-detached house  
Excellent scope to extend and update  
2 bedrooms  
Living room  
Kitchen and garden room  
Two driveways and garage  
South-facing garden  
Popular location convenient for the town centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £360,000**

Approximately 792 sq.ft excluding garage

**'Occupying a corner position with plenty of private parking and a sunny south-facing garden, a semi-detached house with great scope to extend'**

## The Property

This semi-detached house is located on Sherwood Road within a popular residential area conveniently close to Tetbury town centre. Occupying an impressive corner plot, the property presents significant potential for future expansion, with neighbouring homes having successfully undertaken attic conversions and extensions. A notable benefit of this home is its generous private parking, featuring a driveway at the front and an additional gated drive to the side, perfectly suited for a campervan or extra vehicles.

Spanning 792 sq ft, the internal living space on the ground floor includes a front porch, a dual-aspect living room, and a practical kitchen. The kitchen connects to a rear garden room, complete with underfloor heating. Furthermore, the kitchen offers convenient side access into the garage. Upstairs, the first floor comprises two dual-aspect bedrooms, both benefiting from fitted storage, alongside

a family bathroom featuring a shower over the bath.

The sunny, south-facing rear garden is attractively landscaped into two distinct terraces featuring a patio area alongside a lawn, with an additional lower-level garden space for further enjoyment.

## 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 mains gas central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. 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.

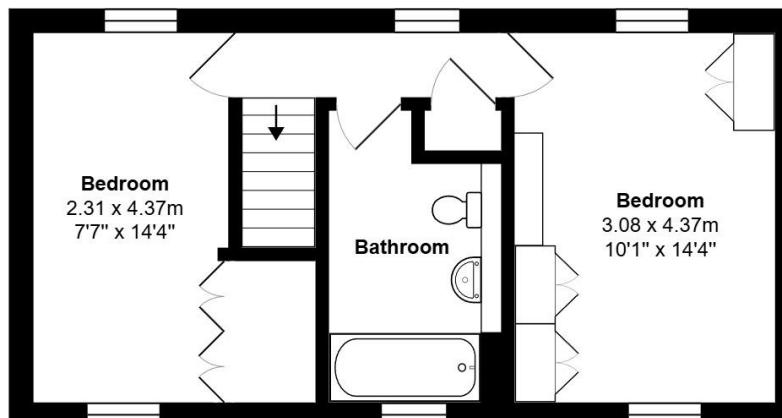
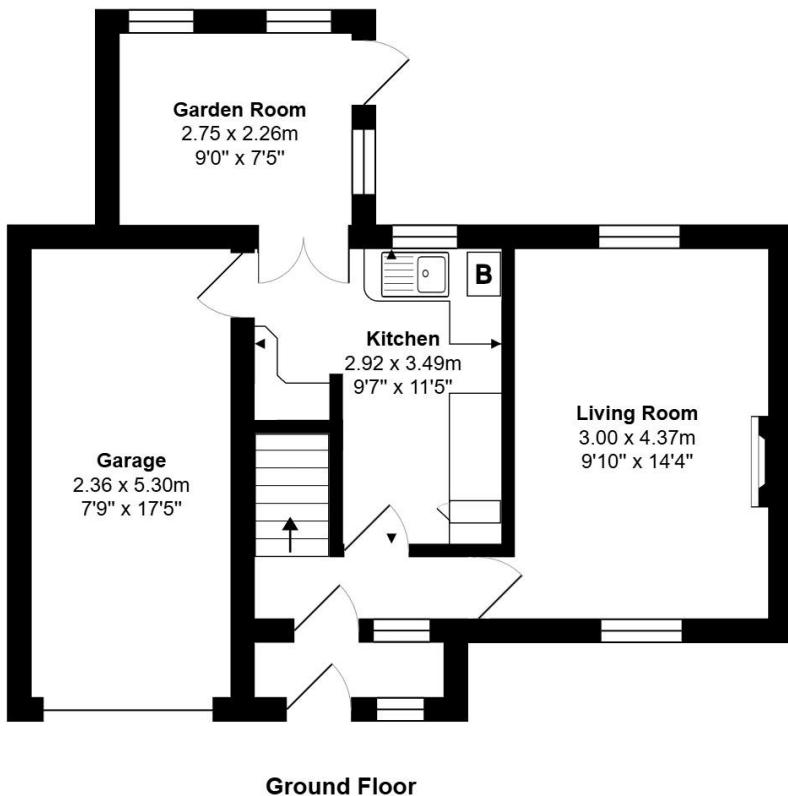
## Directions

From the centre of town, follow Long Street north and take the left hand turn onto New Church Street towards Dursley. Continue along the road heading down Charlton Road and take the last right hand turn into Sherwood Road. The property is as the first one on the right hand side.

Postcode GL8 8BU

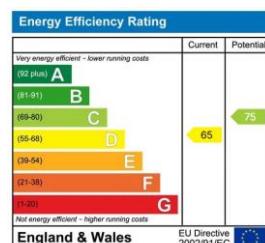
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Total Area: 73.6 m<sup>2</sup> ... 792 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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