

hunter
french



110 St. Marys Road, Tetbury, Gloucestershire, GL8 8BN

Situated in a convenient position within the historic market town of Tetbury, this three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a renovation project with the potential to create a superb family home.

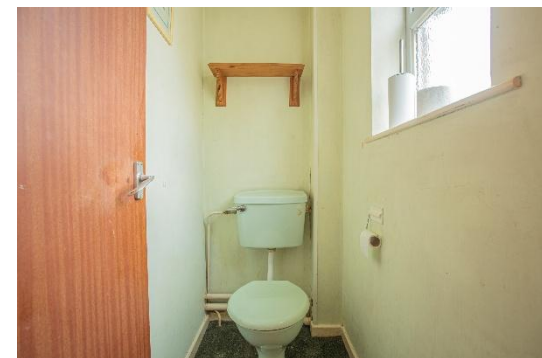
Although the house now requires complete modernisation and refurbishment throughout, it offers tremendous potential to enhance and personalise, making it an ideal purchase for families, investors or buyers looking to create their own home in this desirable Cotswold location. Subject to the necessary planning consents, there is excellent potential to extend and enlarge the property.

The accommodation, extending to approximately 939sq.ft., is well proportioned throughout and arranged over two floors. It briefly comprises an entrance hall with stairs rising to the first floor, a fitted kitchen, separate dining room and a spacious sitting room. Upstairs are two generous double bedrooms, a single bedroom, a family bathroom fitted with a bath and wash hand basin, together with a separate WC.

Externally, the property enjoys particularly generous gardens. A large, enclosed, south-facing rear garden provides a superb blank canvas to create a sociable family space or a haven for keen gardeners. The front garden offers an expansive approach, incorporating a driveway leading to the single garage.

We understand the property is connected to mains gas, electricity, water and drainage. Council Tax Band C (Cotswold District Council). The property is Freehold.

EPC – 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.

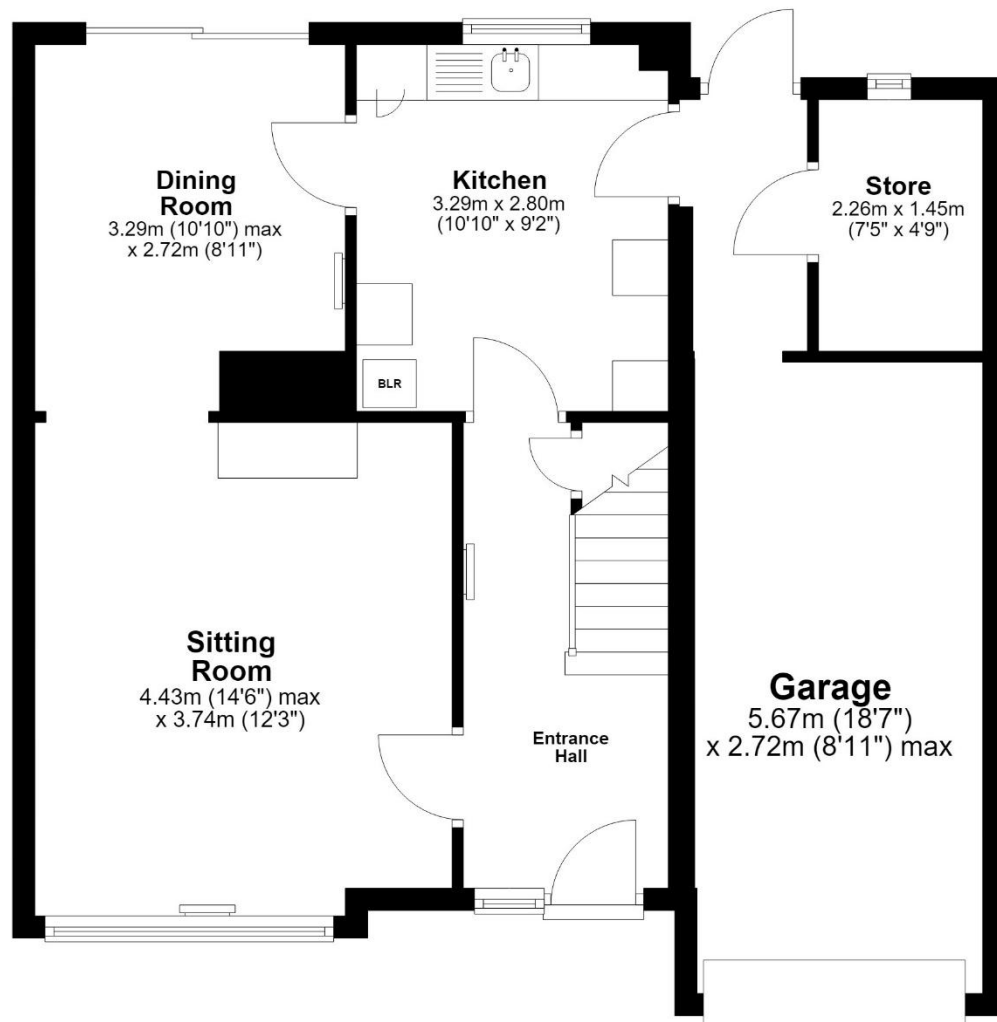
Guide Price £350,000



Ground Floor

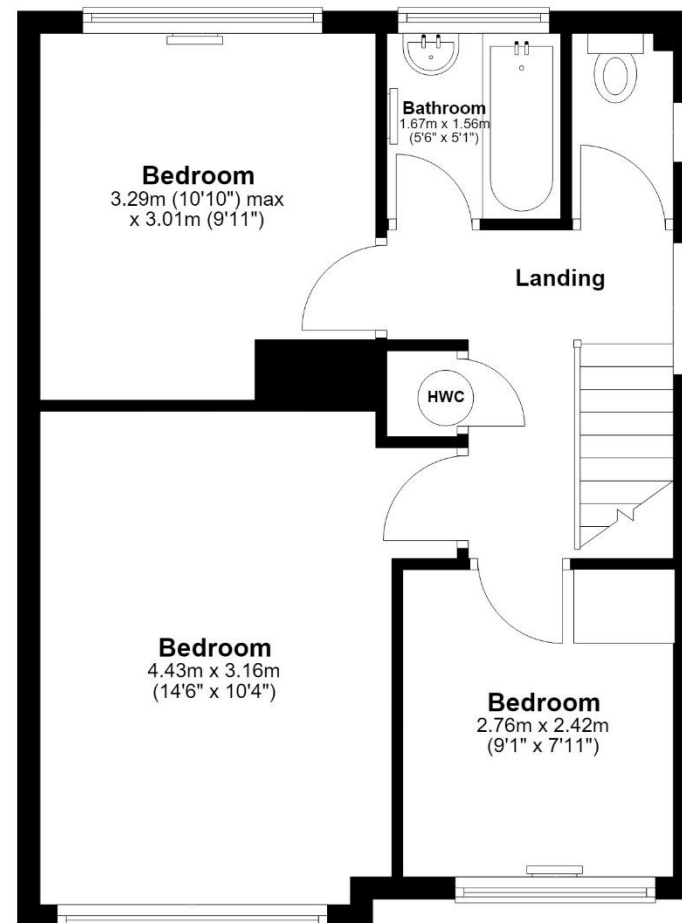
Main area: approx. 43.5 sq. metres (468.4 sq. feet)

Plus garages, approx. 21.6 sq. metres (232.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Main area: Approx. 87.2 sq. metres (939.0 sq. feet)

Plus garages, approx. 21.6 sq. metres (232.7 sq. feet)