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8 Longtree Close, Tetbury, Gloucestershire, GL8 8LW

A fantastic opportunity for a first-time buyer or as an investment property. This two-bedroom semi-detached property is well maintained throughout and is offered to the market with no onward chain.

Longtree Close is understood to have been constructed in the 1980s and today stands as a mature cul-de-sac of residential homes, within easy reach - both on foot and by car - of the town centre. This particular property has recently been used as a rental property but would make an ideal first purchase for buyers looking to get onto the market in Tetbury.

Entering via the front door leads into a welcoming hallway, with stairs rising to the first floor as well as a door into the sitting/dining room. Within this room is a focal gas fireplace with a stone surround, and an attractive bay window that overlooks the front garden. A door to the rear of the room leads into the kitchen, which would benefit from some updating but currently has a range of fitted wall and base units, with space and plumbing for the expected appliances. A window and external door overlook the rear garden.

Rising to the first floor are two bedrooms, one of which is double in proportion and the other a single. A fitted cupboard within bedroom two provides storage as well as housing the hot water cylinder. Completing the accommodation is the bathroom, which comprises an off-white suite with a shower over the bath, WC, and wash basin. The room is tiled throughout and benefits from an obscure glazed window to the side.

Externally, there is a wrap-around front garden that is mainly laid to lawn and planted with a couple of mature trees. To the rear is a westerly-facing garden, laid to a mixture of patio and lawn. The patio provides an excellent space for seating and entertaining during the summer months. The garden is bounded by a stone wall and fencing, with a pedestrian gate leading to the rear-level parking space.

We are advised that the property is connected to all mains services: water, drainage, gas, and electricity. Council Tax Band C (Cotswold District Council). The property is freehold.

EPC – D (66).



Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its royal association with HM King Charles III, whose country home, Highgrove House, is nearby. It has a highly anticipated and well-attended annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer, including cafés, boutiques, pubs, and restaurants. Essential amenities such as a supermarket, doctors’ surgery, and dental surgery are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles north, and both the M4 and M5 are equidistant to the south and west respectively, giving convenient transport links to Bath, Bristol, and London.

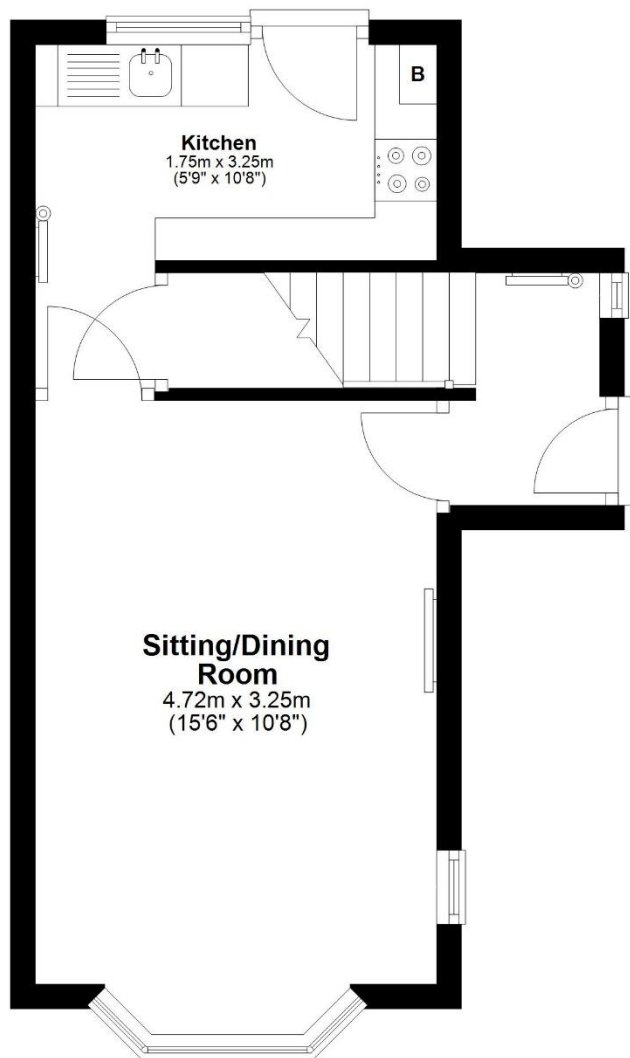
Guide Price £274,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

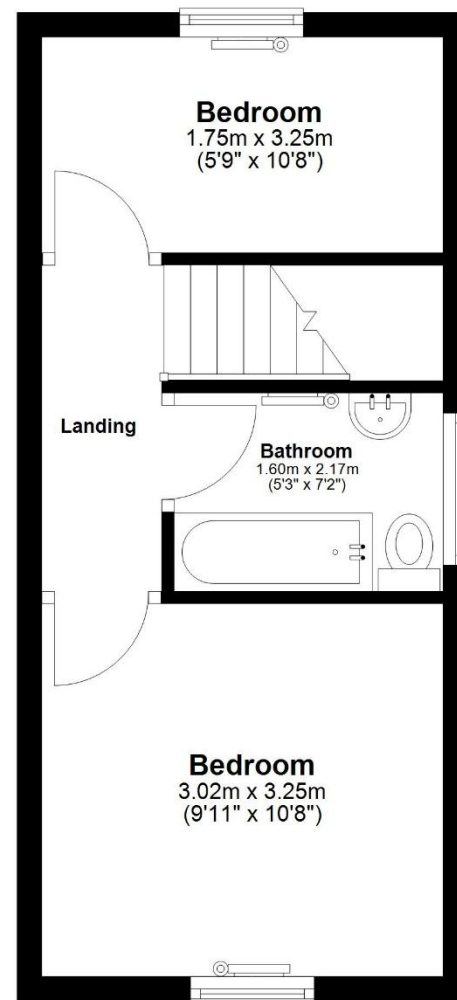
Ground Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



First Floor

Approx. 24.7 sq. metres (265.4 sq. feet)



Total area: approx. 52.0 sq. metres (560.2 sq. feet)