

hunter  
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35 Northfield Road, Tetbury, Gloucestershire, GL8 8HQ

Situated on the ever-popular Northfield Road, this charming mid-terrace period home boasts an impressive rear garden, three bedrooms and off-street parking. Offered to the market with no onward chain.

Northfield Road is a popular residential street within walking distance of all Tetbury's amenities and just a couple of minutes from walks into the Cotswold countryside. This attractive character property is believed to date back to the turn of the 20th century and enjoys charming features across its three floors of accommodation.

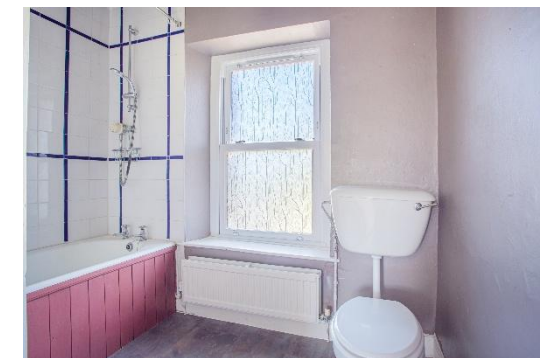
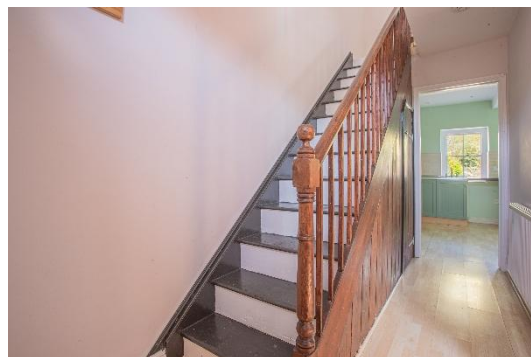
Entering via the front door leads into an entrance hallway with stairs to the left-hand side, along with doors to the sitting room and kitchen. There is also a handy understairs cupboard. The sitting room is positioned at the front of the property, with a sash window letting in plenty of natural light. There is a decorative focal fireplace with a wooden mantel, shelved alcoves and delightful exposed wooden flooring.

Across the rear is the kitchen/dining room, with two windows and a partially glazed stable door opening onto the rear garden. One side of the room has a range of fitted wall and base units with space for a cooker and plumbing for a washing machine. The dining area provides ample space for a table and chairs, while two alcoves benefit from built-in storage.

Rising to the first floor is a light-filled landing with a sash window. This floor houses two bedrooms and the family bathroom. The front bedroom is the principal room and the largest in the property, while the rear bedroom is the smallest of the three and would also lend itself well as a home office or nursery if required. The bathroom features a white suite with a shower over the bath.

The second floor houses the final bedroom, a further double room with an excellent range of fitted cupboards.

Externally, the front of the property has been laid to Cotswold shingle and provides off-street parking for two vehicles. To the rear is a generously sized garden combining patio, lawn and an area laid to wood chippings at the far end. A beautiful mature tree sits midway along the garden. Beside the patio terrace are two useful stone-built stores, ideal for gardening equipment. There is also a right of access running along the rear of the terrace of cottages.



The property is connected to mains services of gas, electricity, water and drainage. Council tax band C (Cotswold District Council). The property is freehold.

EPC Rating – E(50).

Tetbury is a historic wool town set within the Cotswold Area of Outstanding Natural Beauty, 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 wide range of amenities including cafés, boutiques, pubs, restaurants, a supermarket, and both primary and secondary schools.

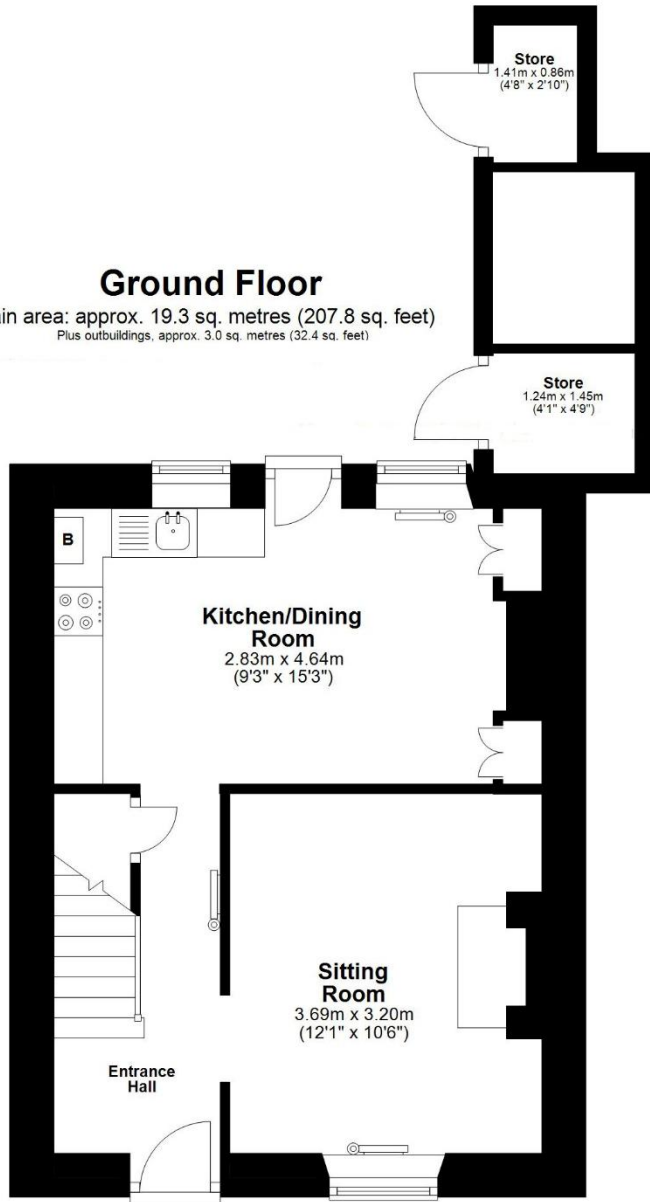
Kemble railway station, approximately seven miles north, provides a mainline service to London Paddington, while the M4 and M5 offer convenient routes to Bath, Bristol and London.

## Guide Price £450,000



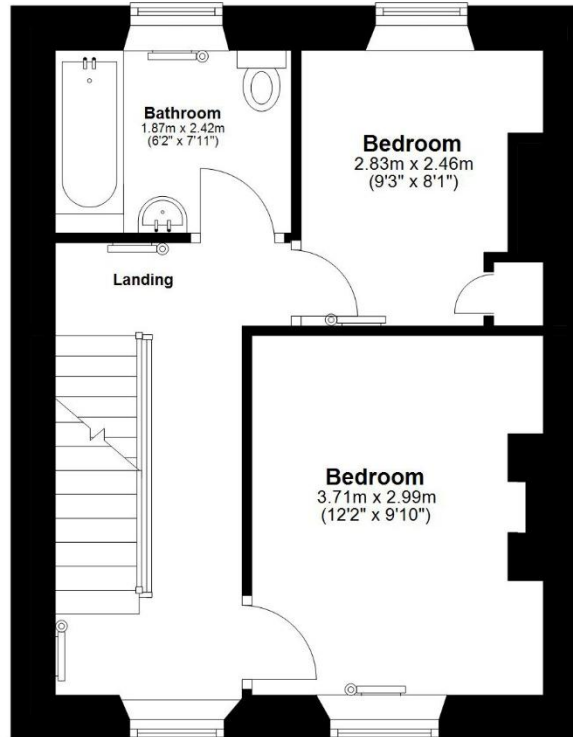
## Ground Floor

Main area: approx. 19.3 sq. metres (207.8 sq. feet)  
Plus outbuildings, approx. 3.0 sq. metres (32.4 sq. feet)



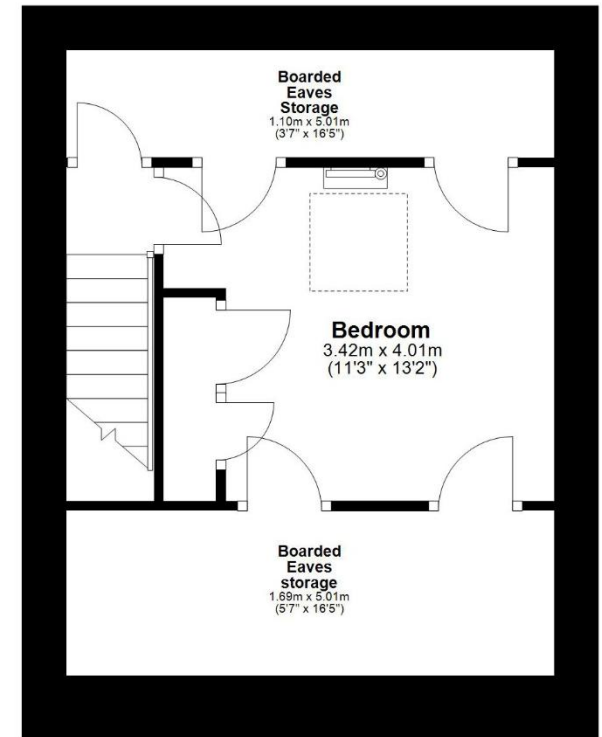
## First Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



## Second Floor

Approx. 17.1 sq. metres (184.5 sq. feet)



Main area: Approx. 70.7 sq. metres (760.7 sq. feet)  
Plus outbuildings, approx. 3.0 sq. metres (32.4 sq. feet)