

hunter
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5 Hampton Street, Tetbury, Gloucestershire, GL8 8JN

A charming three-bedroom, two-bathroom period home with garden in need of some general updating and modernising. This terraced property offers an appealing blend of period character and convenience in the historic market town of Tetbury.

Situated in the heart of Tetbury, this stone townhouse has been a truly treasured home since the current owner purchased in 1995. Across its three floors of accommodation, which have been extended and altered in previous ownerships, there are three well-proportioned, double bedrooms and two bathrooms. The property retains a wealth of original features, including attractive wooden floorboards that add warmth and authenticity throughout, and feature fireplaces in several rooms. The living spaces are light and welcoming, further enhanced by double glazing and gas-fired central heating via a combination boiler. In total the accommodation reaches approximately 1113.9sq.ft.

The front door opens into an inviting living room, where a striking fireplace, whitewashed ceiling beam, and tongue-and-groove flooring combine to create a warm and characterful first impression. Beyond this is an inner hall with the stairs up to the first and second floors and doorway to the kitchen at the rear. The kitchen is fitted with light wood-coloured wall and base units, offering a practical and functional layout with space for a cooker and extractor hood. A stainless-steel sink and drainer are positioned beneath the rear window overlooking the garden, while a glazed door provides direct access outside. There is also a useful understairs cupboard that is utilised as a pantry, and a smaller cupboard for storage.

Stairs rise from the inner hall to the first floor, where a generous double bedroom is positioned to the left with built-in cupboard and clothes hanging rail. A spacious family bathroom to the right features a modern, freestanding bath, corner shower, basin and WC. A built-in cupboard in the corner houses the gas-fired boiler and has plumbing for a washing machine with additional space for a tumble dryer.

Continuing to the second floor are two further double bedrooms, served by a shower room that sits between the rooms.



To the rear, the property enjoys a sheltered, north-east facing, fully enclosed garden, thoughtfully arranged with a paved patio area, perfect for outdoor dining or relaxing. The garden is richly planted, featuring several specimen trees include a fruitful fig tree alongside a wide variety of shrubs offering colour and interest throughout the seasons, all of which create a private and tranquil outdoor setting.

The property is connected to all mains services: gas, electricity, water and drainage. Council Tax Band D (Cotswold District Council). Freehold.

EPC – D (58).

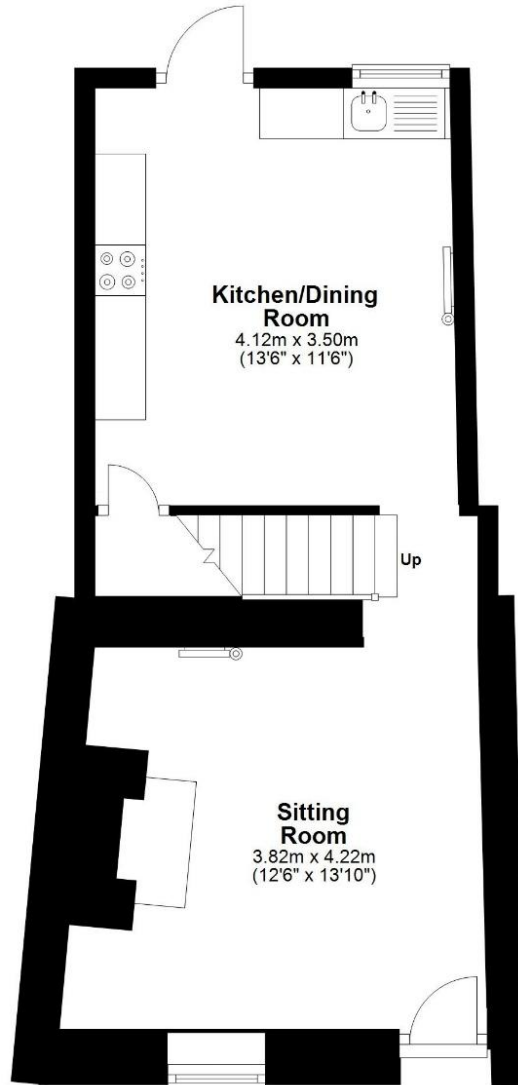
Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal connection to HM King Charles III, and his association to nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.



Guide Price £345,000

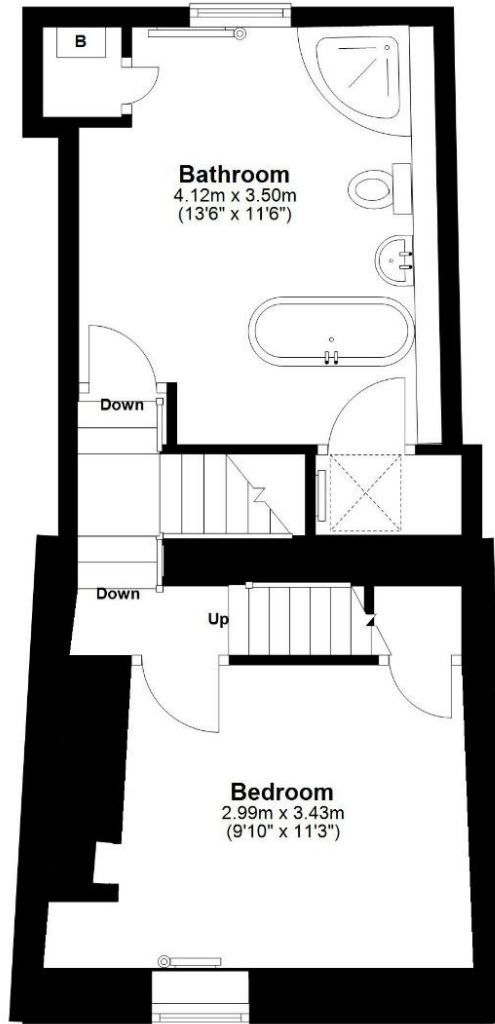
Ground Floor

Approx. 35.2 sq. metres (379.2 sq. feet)
(excluding unnamed room, unnamed room)



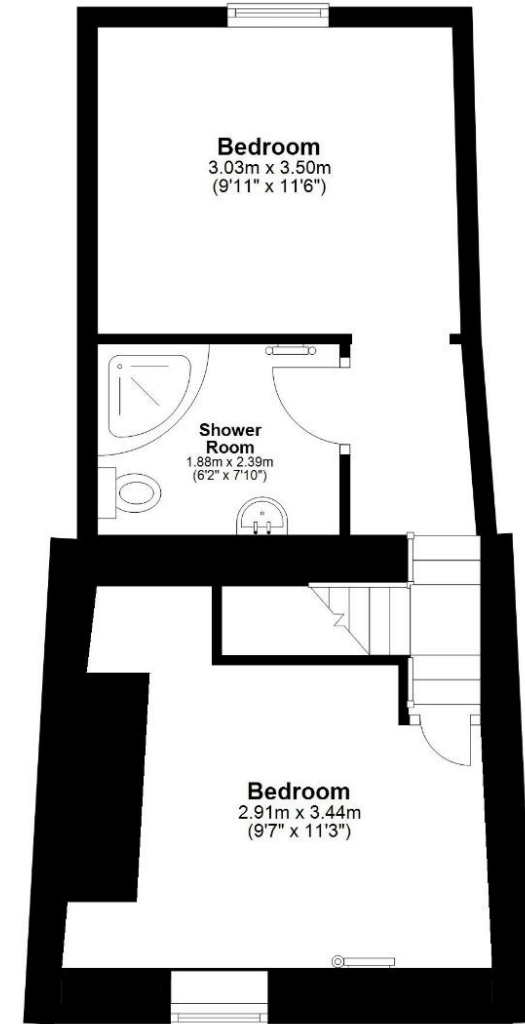
First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)
(excluding unnamed room, unnamed room, Landing)



Second Floor

Approx. 35.3 sq. metres (379.7 sq. feet)
(excluding unnamed room, unnamed room)



Total area: approx. 103.5 sq. metres (1113.9 sq. feet)