

hunter  
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57 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL

Situated in the popular Highfields Development, this three-bedroom end of terrace house benefits a sociable west facing garden, off-street parking for two vehicles and no onward chain. This property is being offered to the market as shared ownership with an opportunity to purchase a 40% share.

Brays Avenue forms part of the Highfields development built by Miller Homes, situated on the northern side of Tetbury bordering the countryside that surrounds the town. This particular home was built in 2020 and has a favourable position on the development being the end of terrace at the head of its cul-de-sac, and bordering the allotments. Its position is also a level walk of the town centre as well as both the primary and secondary schools.

The accommodation is entered via the front door which leads into the spacious and welcoming entrance hallway with doors to the kitchen, sitting room and cloakroom plus stairs rising to the first floor. The modern kitchen is located to the right-hand side of the hallway and is fitted with a contemporary selection of wall and base units with a laminated wooden effect worktop. There is an integrated four-ring gas hob with an oven below, as well as space and plumbing for a washing machine, dishwasher and fridge/freezer. At the end of the hall is the living room which is well-proportioned to accommodate family living and allows space for both sitting and a dining area. This room is light and airy with French doors leading to the rear garden, plus a beautiful focal feature of a freestanding wood burner. There is also access to an under stairs cupboard providing useful storage.

Stairs rise to the first floor and a partially galleried landing providing access to the three bedrooms and a family bathroom. Here there is also a cupboard that houses the gas central heating boiler and shelving for linen and towels. The main bedroom is a generous size with two front facing windows allowing in lots of natural light. The two further bedrooms overlook the garden at the rear; one a double and the second a generous single. The modern family bathroom completes the accommodation and comprises a white suite with a shower over the bath, and is finished in neutral tiling. Throughout the property there is a mix of wood-effect LVT flooring and immaculate carpet, further enhancing the turnkey appeal. The home is presented in excellent condition throughout, reflecting a high level of care.

Externally, there is an enclosed, westerly-facing, low-maintenance garden to the rear of the property, bordered by fencing with raised beds and mature shrubs along the right-hand side. A very social patio area sits directly to the rear of the house, positioned just outside the French doors and set beneath a covered pergola, creating an ideal space for entertaining. In addition, there is lawn area, with a pathway running along one side leading to a designated space for a shed at the end. A side gate accesses the driveway, where there is off-street parking for two vehicles.



We understand the property is connected to mains services of gas, electric, water and drainage. Council tax band C (Cotswold District Council).

The property is leasehold with the below monthly charges, any purchaser will need to be financially qualified by Bromford before any offer is accepted. Further shares can be purchased should a buyer wish.

**Rent charges** £550.95

**Service charge/Management fee** £23.30

**Building Insurance** £16.77

**Lease term remaining** 118 years

There is an annual maintenance fee payable for the Highfields development, that contributes toward the upkeep of the communal areas.

EPC – B (84).

Tetbury is a historical wool town situated within the Cotswold area of outstanding natural beauty. The town is known for its royal association to HM King Charles III, who resides at 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.

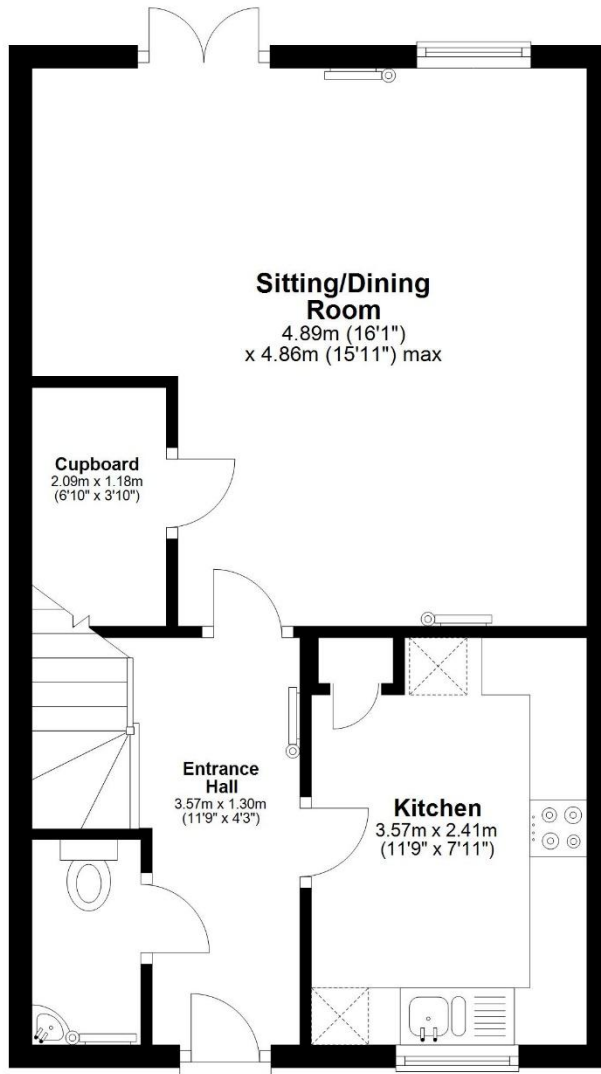
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west respectively, giving convenient transport links to Bath, Bristol and London.

# Fixed Price £144,000



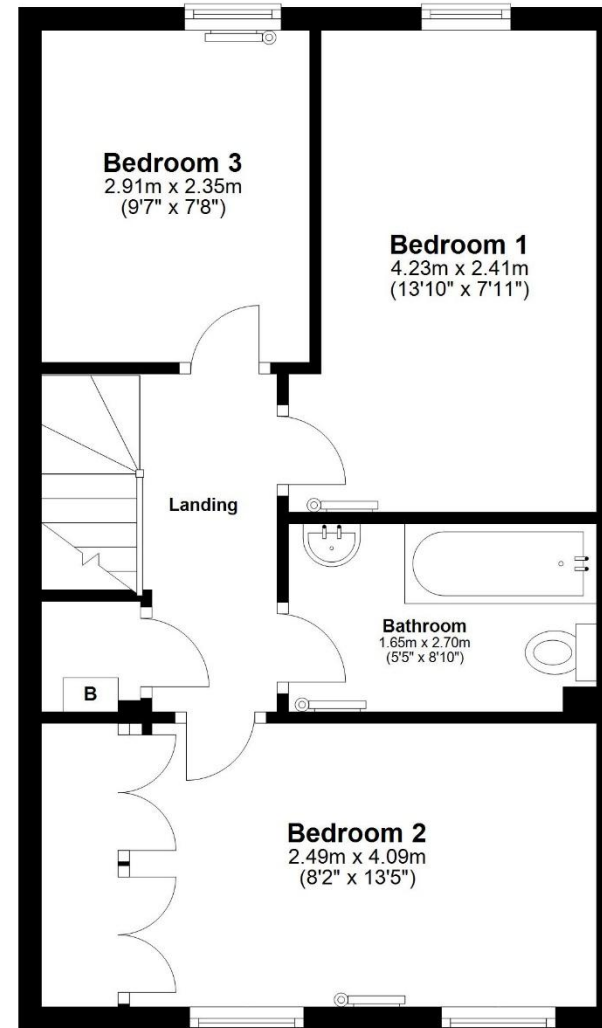
## Ground Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



## First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 83.3 sq. metres (896.4 sq. feet)

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