

3 Bedroom Terraced for Sale - Guide Price £375,000

Sherwood Road, Tetbury, GL8 8BU



KEY FEATURES

- Three-storey town house
- Mid Terrace Three Bedroom
- Master Bedroom with Ensuite
- Walking distance to town centre
- Low Maintenance Garden
- Driveway Parking
- Council Tax Band D
- South West Facing Garden
- No Onward Chain

Description

This well-presented three-storey townhouse offers versatile and well-proportioned accommodation across all levels, making it ideal for a range of buyers.

The property is entered at mid-level via a welcoming entrance hall, which provides access to a convenient WC and staircase to the upper floor. Also on this level are two spacious reception rooms, currently arranged as a living room and an additional sitting room, both of which offer flexibility and could easily be adapted for use as bedrooms or home office space if required.

A staircase leads down to the lower ground floor, where you will find a dining room positioned to the front and a kitchen to the rear. The kitchen is fitted with a range of cupboards and drawers, along with a freestanding oven with gas hob, fridge freezer, and washing machine. From here, a half-glazed door opens into a conservatory, providing additional living space and access to the garden.

The top floor comprises two bedrooms, including a main bedroom with its own ensuite, as well as a separate family bathroom fitted with a bath and overhead shower.

Externally, the property benefits from a south-west facing rear garden, thoughtfully arranged over three levels. This attractive outdoor space features a patio area with steps leading down to a lower seating area; perfect for relaxing or entertaining.

Early viewing is highly recommended - contact us today to arrange yours.

Location

Agents notes

1. When making an offer on this property we will ask you to produce identification documentation to comply with Money laundering regulations and ask for your co-operation in order that there will be no delay in agreeing the sale.
2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. The particulars have been prepared in good faith but do



not constitute fact or part of any offer or contact. The particulars should be verified by any prospective buyer.

Verified Material Information

Council Tax Band: D
Property Type: House
Construction: Brick
EPC Rating: TBC

Utilities & Services

Electricity Supply: Mains EDF
Solar Panels: No
Other Electricity Sources: No
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Heating Features: Double Glazed Windows

Connectivity

Broadband: Available but not connected
Mobile Coverage: Good

External

Parking: Driveway

Restrictions & Risks

Building Safety Issues: No
Listed Building: No
Conservation Area: No
Tree Preservation Orders: No
Public Right of Way: No

Flood & Environmental

Long-Term Flood Risk: No
Historical Flooding: No
Flood Defences: No
Coastal Erosion Risk: No

Other Considerations

Planning Permission Issues: No
Accessibility / Adaptations: No
Coal Mining Area: No

Ground Floor

Entrance Hall - UPVC door to front with frosted aspect.
Rad.

Cloakroom - UPVC frosted aspect to front. WC and vanity unit.
Rad.

Third Bedroom - UPVC aspect to front. Rad.



Storage Cupboard -

Lounge - UPVC aspect x2 to rear. Rad. Fireplace.

First Floor

Landing - Access to loft. Cupboard.

Master Bedroom - UPVC aspect to front. Built in wardrobe. Rad. Access to en-suite.

En-suite - UPVC aspect to front. WC, pedestal sink and shower cubicle. Heated towel rad.

Bathroom - UPVC aspect to rear. WC, pedestal sink and bath with shower over. Rad.

Second Bedroom - UPVC aspect to rear. Rad. Built in wardrobe.

Lower Ground Floor

Hall - Rad.

Kitchen Diner - UPVC aspect to rear. Wooden door to rear with aspect. Wall and base units with space for washing machine, fridge freezer and oven. Extractor fan. Boiler. Sink with a 1.5 bowl, mixer tap and drainer. Tiled splashback surround.

Conservatory - Aspect to side and rear. Door to rear. Power.

Reception Room / Fourth Bedroom - Rad. Under stairs cupboard with aspect into kitchen.

Exterior

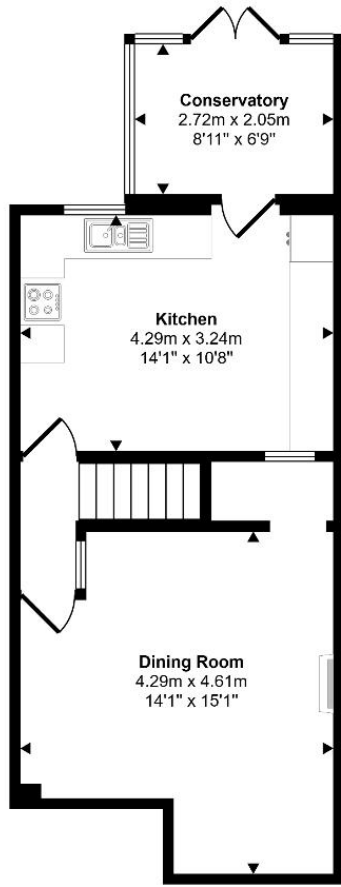
Rear Garden - Split level garden with several seating areas surrounded by mature shrubbery. Decking at the lower level of the garden. Enclosed by fence panels.

Front Garden - Driveway to front.

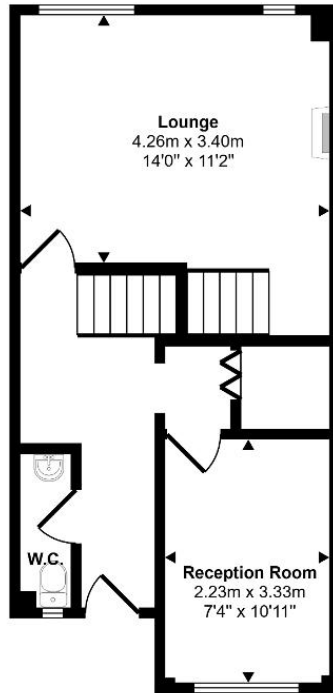




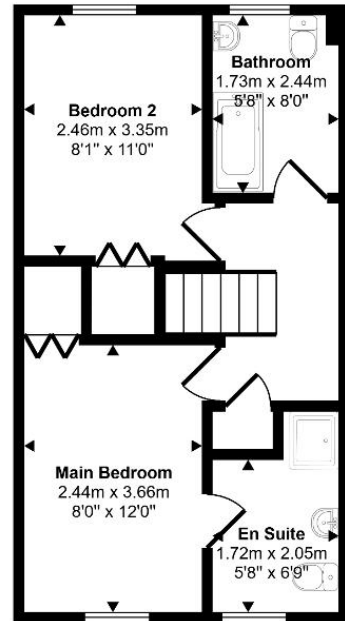
Approx Gross Internal Area
115 sq m / 1239 sq ft



Lower Ground
Approx 43 sq m / 463 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 35 sq m / 381 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.