

hunter
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95 West Street, Tetbury, Gloucestershire, GL8 8DR

A charming three-bedroom cottage situated on the popular West Street in the centre of Tetbury town centre. The property features a rear courtyard garden and is offered to the market with no onward chain.

West Street is situated in the heart of Tetbury, just steps away from the cafes, independent boutiques and eateries of Church Steet and Long Street, as well as being on the edge of the iconic Cutwell Valley.

The property is entered via a glazed porch, providing the perfect space for hanging coats and removing shoes before stepping into the main living area. The ground floor features a cosy sitting room with space for sofas arranged around a central open fireplace with an attractive exposed stone surround. The sitting room flows through to the kitchen/dining room at the rear, which benefits from a tiled floor within the kitchen and a carpeted floor to the dining area, and provides space for a dining table and chairs to one side. The kitchen itself is fitted with both wall and base units and finished with solid wooded worktops and an integrated electric fan-assisted oven and an electric hob. There is space and plumbing for a washing machine and freestanding fridge freezer. A partially glazed back door opens onto the garden from here.

A traditional turned staircase rises to the first floor, where a landing provides access to three bedrooms and a bathroom. The principal bedroom is located at the front of the property and is of double proportions as well as featuring a handy built-in cupboard. To the rear are two further bedrooms; a smaller double and a single bedroom both benefiting from skylights to allow ample natural light. The bathroom is fitted with a white suite including a shower over the bath, a W.C and a wash basin set within a vanity unit. The room is finished in neutral stone effect tiling.

Externally, the property benefits from a private rear courtyard garden, mainly laid to patio and enclosed by a stone wall, creating a pleasant and secluded outdoor space.

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

EPC Rating: C - (70).



Tetbury is an historic 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.

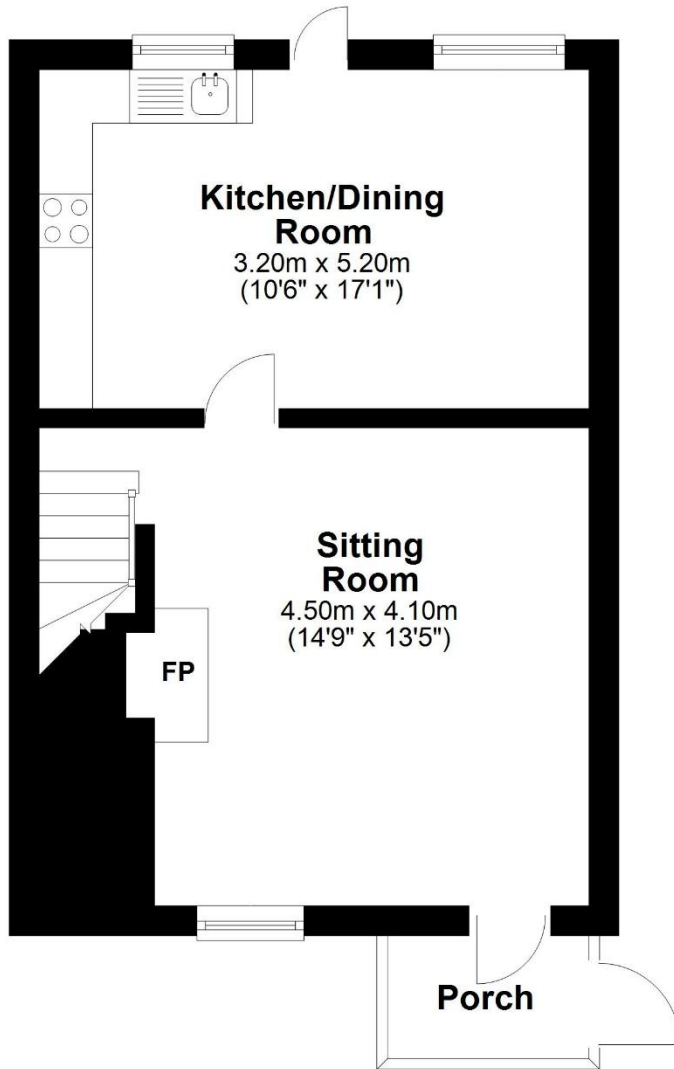


Guide Price £375,000



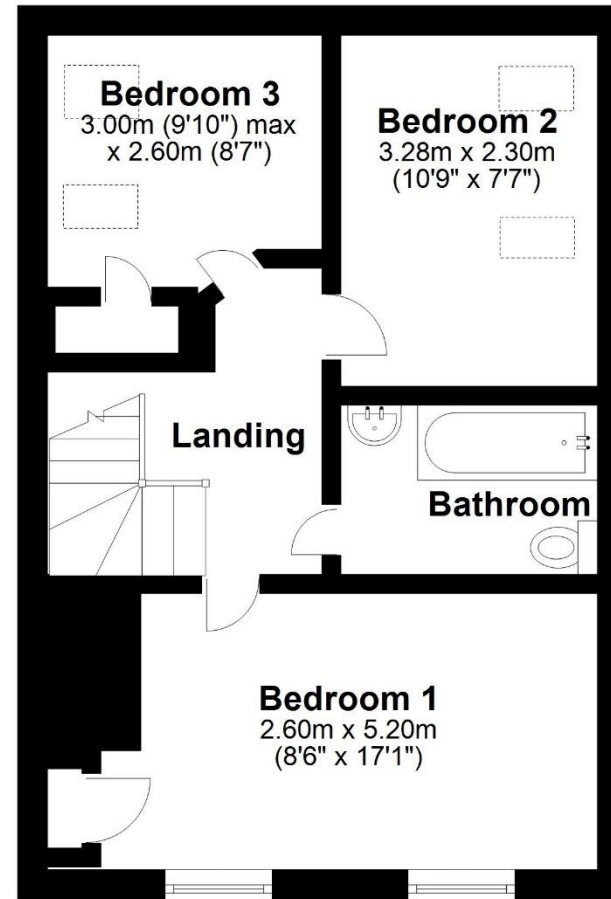
Ground Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 80.9 sq. metres (870.6 sq. feet)