

hunter
french



30a London Road, Tetbury, Gloucestershire, GL8 8JL

Conveniently situated in the heart of town, this well-presented and generously proportioned apartment features two bedrooms, a private courtyard, and is offered to the market with no onward chain.

This spacious and well-appointed first-floor apartment is ideally positioned in the centre of Tetbury, within a short walk of many amenities, making it an ideal investment opportunity or first-time purchase. The property has been modernised under the current ownership and boasts unique features such as a private courtyard entrance and front door, allowing for independent living without any communal or shared areas.

Double wooden gates provide a very private entrance to the property from London Road, opening into a walled and paved courtyard. To one side, a set of stone steps leads up to the front door and into a welcoming entrance hallway. Straight ahead lies the main living area, which offers ample space for both sitting and dining. This space is filled with natural light thanks to a front-facing window and a skylight. Adjacent to the living area is a fitted kitchen with wood-effect laminate worktops and space for the usual appliances.

Directly across the hallway is a handy utility room or secondary kitchen area, offering plumbing for a washing machine, space for an undercounter fridge or freezer, and a collection of fitted storage units. The property includes two generous double bedrooms, both with ample space for freestanding furniture. One bedroom benefits from an en-suite bathroom. There is a further bathroom accessed from the hallway, both bathrooms comprise white suites with showers over the baths.

The courtyard is a great area to enjoy the warmer months, offering space for outdoor furniture and potted plants, to create a charming haven.

Additional Information

- The property is connected to mains gas, water, electricity, and drainage.
- Council Tax Band: B (Cotswold District Council).
- The property will be offered with the commencement of a new 999-year lease.
- EPC Rating: D - (65).



Situation

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association with HM King Charles III, whose country home is nearby at Highgrove House. It also hosts the highly anticipated and well-attended annual Woolsack Race, held each May on Gumstool Hill. The charming and quintessential town centre offers a wide range of amenities, including cafés, boutiques, pubs, and restaurants. Essential services such as a supermarket and both primary and secondary schools are located within the town itself.

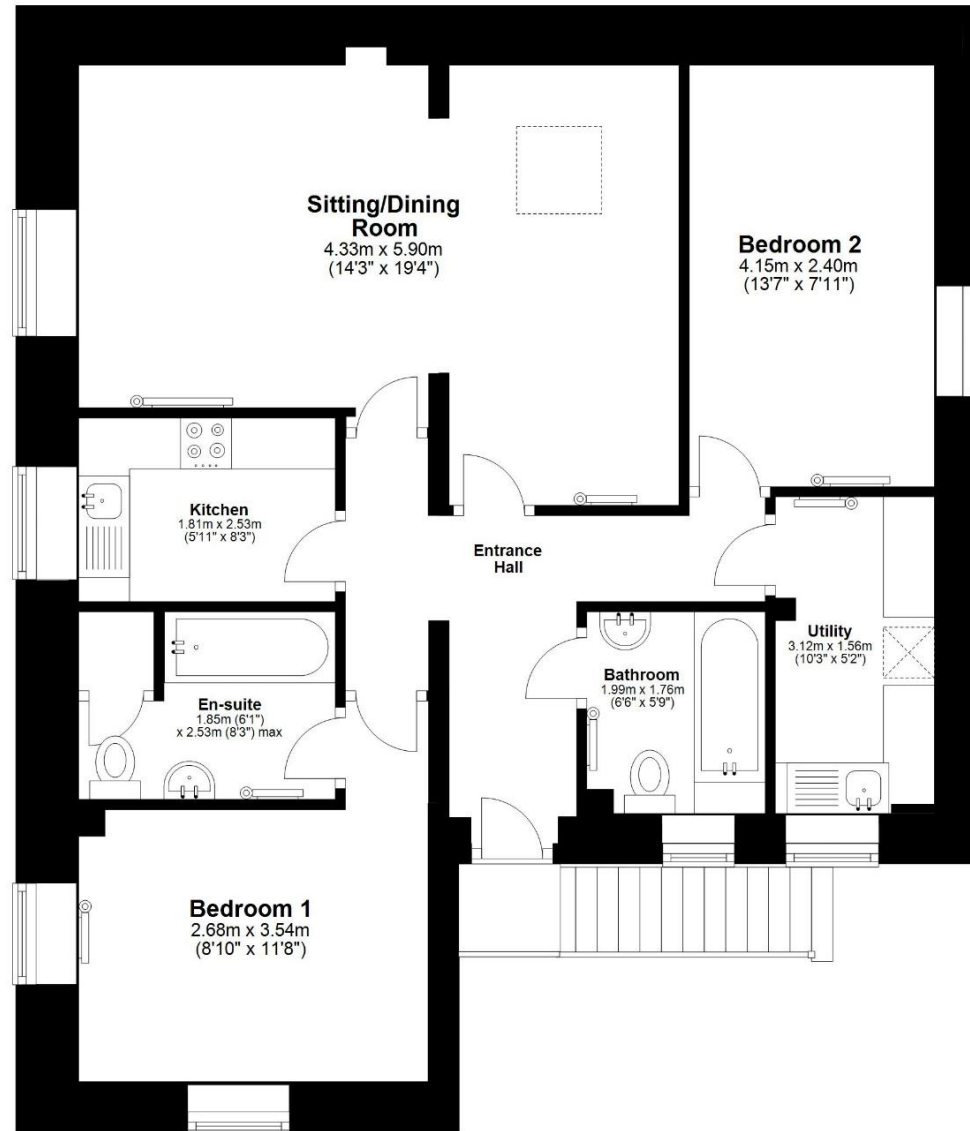
Kemble Station a mainline to London Paddington is just c.7 miles north, and both the M4 and M5 motorways are equidistant to the south and west respectively, providing convenient transport links to Bath, Bristol, and London.

Guide Price £265,000



First Floor

Approx. 72.3 sq. metres (778.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 sq. feet)