



hunter  
french

29 Brays Avenue, Tetbury, Gloucestershire, GL8 8TL

Situated within the popular Highfields development on the edge of Tetbury, an end of terrace, two-bedroom house which represents an excellent opportunity to acquire a modern shared ownership home in a highly desirable Cotswold location.

Offered for sale at a 40% share, with potential to staircase to 100% the property is ideal for first-time buyers seeking well-presented accommodation with gardens and parking.

The property, which extends to 824sq ft, is approached via a fenced front garden, while to the rear there is a fully enclosed east-facing garden featuring a patio seating area, paved pathway leading to a garden shed, and a rear access gate. Internally, the accommodation is bright, modern and well maintained throughout. The property benefits gas central heating, double glazing and two allocated parking spaces.

The entrance hall leads to a useful downstairs cloakroom fitted with a corner wash basin and WC. The contemporary kitchen is fitted with attractive flat-fronted units complemented by marble-effect laminate worktops. Integrated appliances include a Zanussi electric oven with gas hob over, stainless steel splashback and Zanussi cooker hood, together with space for a fridge freezer and washing machine. Wood-effect flooring completes the stylish finish. Across the rear of the property, the living room provides a comfortable living area with ample space for a dining table and chairs and French doors opening into the garden, ideal for both everyday living and entertaining.

Upstairs, there are two generous sized bedrooms and a family bathroom. The principal of the two bedrooms is at the rear with two windows overlooking the garden. The landing benefits from a useful cupboard housing the gas combination boiler together with shelving for additional storage. The bathroom is fitted with a white suite comprising a wash basin and WC, a bath with shower over and glass shower screen, brought together with wood-effect laminate flooring.

Externally the back garden is enclosed with feather board fencing and mainly laid to lawn with a patio terrace and pathway leading to a rear access gate. A handy storage shed sits to one corner.

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 £ 496.79

Service charge £18.07

Building Insurance £13.10

Management fee £4.68

**Lease term remaining 116 years**



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

The property is connected to all mains services: gas, electricity, water and drainage. Council Tax Band C (Cotswold District Council). EPC – B (83)

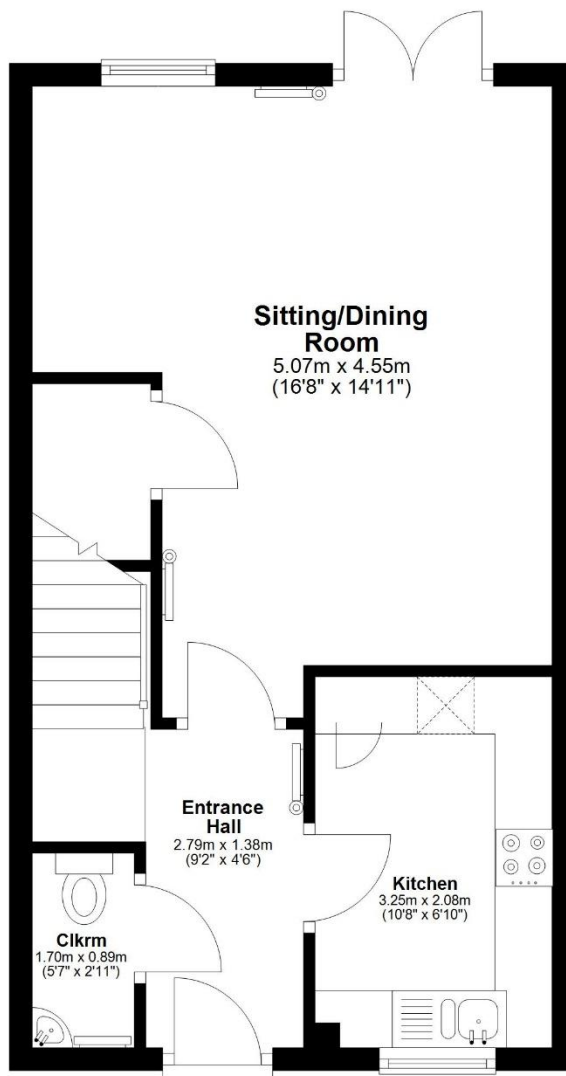
Tetbury is a highly sought-after Cotswold town renowned for its attractive architecture, independent shops, cafés, boutiques, pubs and restaurants and offers excellent access to surrounding countryside, whilst remaining conveniently placed for Cirencester, Malmesbury and Stroud. Essential amenities such 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 circa 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 £120,000



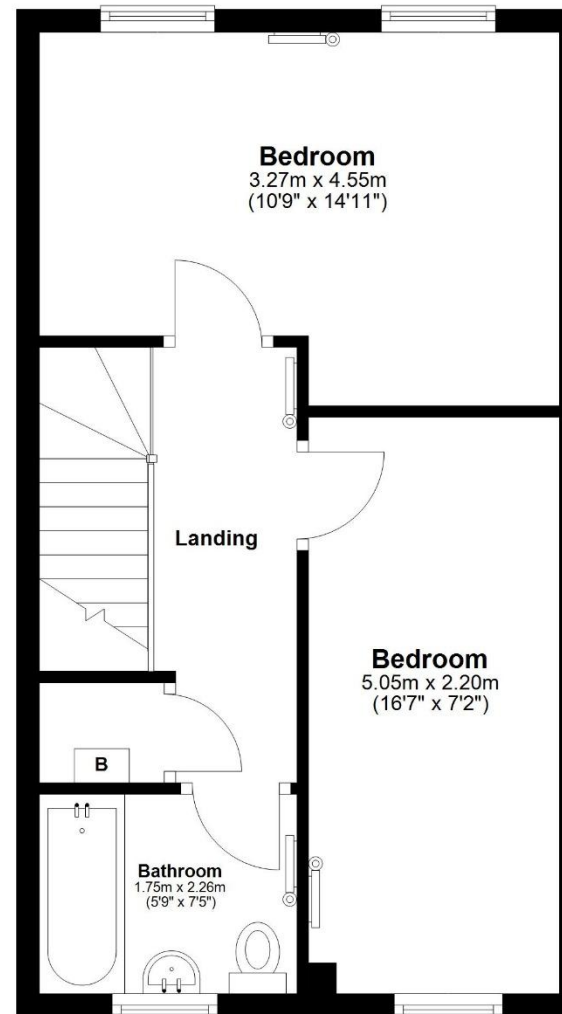
## Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)