



JAMES PYLE & Co.

7 Magdalen Road, Tetbury, Gloucestershire, GL8 8LG

Semi-detached house
Family-sized extended accommodation
4 bedrooms
Living room with wood-burner
Open plan kitchen/dining/conservatory
Separate study
Ample private parking and garage store
South-westerly garden
Convenient position close to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Price Guide: £530,000

Approximately 1,514 sq.ft excluding garage store

‘Conveniently located close to schools and many amenities, this extended semi-detached family-sized house boasts a sunny south-west garden and plenty of private parking’

The Property

This semi-detached family house is located in a very desirable close situated within convenient proximity of Tetbury's town centre and many amenities including schools. The extended layout is ideal for modern family life spanning over three floors extending to around 1,514 sq.ft.

The ground floor opens to an entrance hall with a front living room off which benefits from a cosy wood-burning stove and new carpet. At the rear there is an open plan kitchen/dining room with a conservatory adjoining. This versatile area provides plenty of light-filled space while to the side there is a separate study leading to a utility/WC and internal access to the garage store. The kitchen is equipped with a Range cooker, integrated dishwasher, and breakfast bar peninsula. On the first floor there are three bedrooms comprising two doubles and a single, alongside the family bathroom. The

attic has been converted to provide an additional large bedroom with excellent storage. Subject to planning, there is potential to extend the property further over the garage as many properties have done within the close.

There is plenty of private off-street parking for numerous cars on the front driveway. The rear garden is fully enclosed and enjoys a sunny south-west aspect having been landscaped with a patio terrace and lawn.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also



excellent schools catering for all ages. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available. Information taken

from the Ofcom mobile and broadband checker, please see the website for more information and mobile coverage. Cotswold District Council Tax Band D.

Directions

From the Market Place, proceed down Long Street and bear right into London Road. Turn left into St Marys Road towards the primary school then turn left again into Magdalen Road. The property is located ahead within the close.

Postcode GL8 8LG

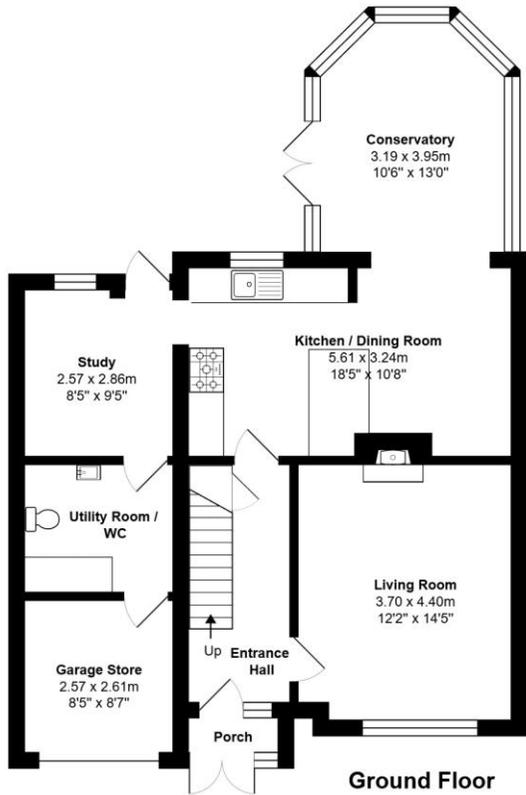
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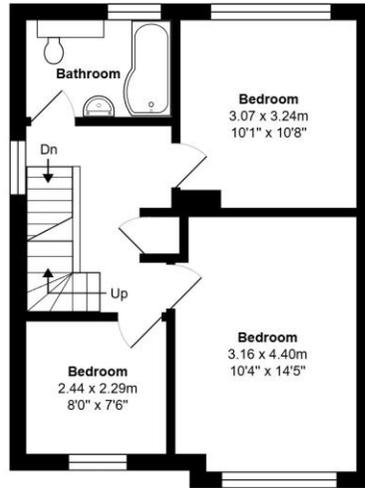


Total Area: 140.7 m² ... 1514 ft² (excluding garage store)

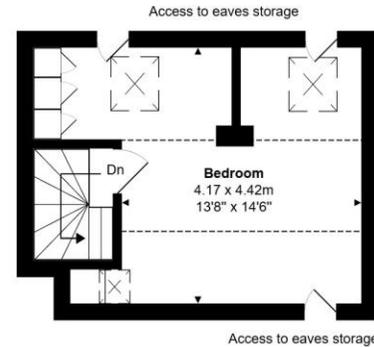
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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