

hunter  
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3 Dobson Court, Tetbury, Gloucestershire, GL8 8ES

Situated quite literally in the heart of the town centre, this first-floor studio apartment offers great potential for a base within the town or as a buy to let investment. Offered to the market with no onward chain.

Dobson Court is centrally located within the town centre, sat between the hustle and bustle of Long Street just a few steps away, yet overlooking the head of the historic Chipping Steps. Apartment 3 is on the first floor and spans approximately 318sq.ft, making it an ideal lock up and leave.

A communal front door leads in from Chipping Street and stairs rise up to the first-floor hallway, where the front door to number 3 can be found to the far end. The apartment itself offers an entrance hallway, principal living/bedroom with two windows, and an adjacent kitchen with base and wall cabinets and an integrated electric oven and hob along with space for a dishwasher. The bathroom has a white suite comprising a bath with shower attachment, wash hand basin and low level WC.

There is a communal laundry room on the first floor where there is access to washing machines and tumble driers and a sink.

There is a service charge payable quarterly of £285 (2022/23). The property is leasehold on a 999 year lease, which commenced on 1st January 1989.

We understand the property is connected to mains electricity, water and drainage. Council tax band A (Cotswold District Council).

EPC – D.

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HRH The Prince of Wales, 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.

**Please note: In accordance with Anti-Money Laundering regulations, all purchasers are required to undergo identity verification checks once an offer has been accepted. A non-refundable fee of £12 per transaction applies for these AML checks and covers all purchasers.**

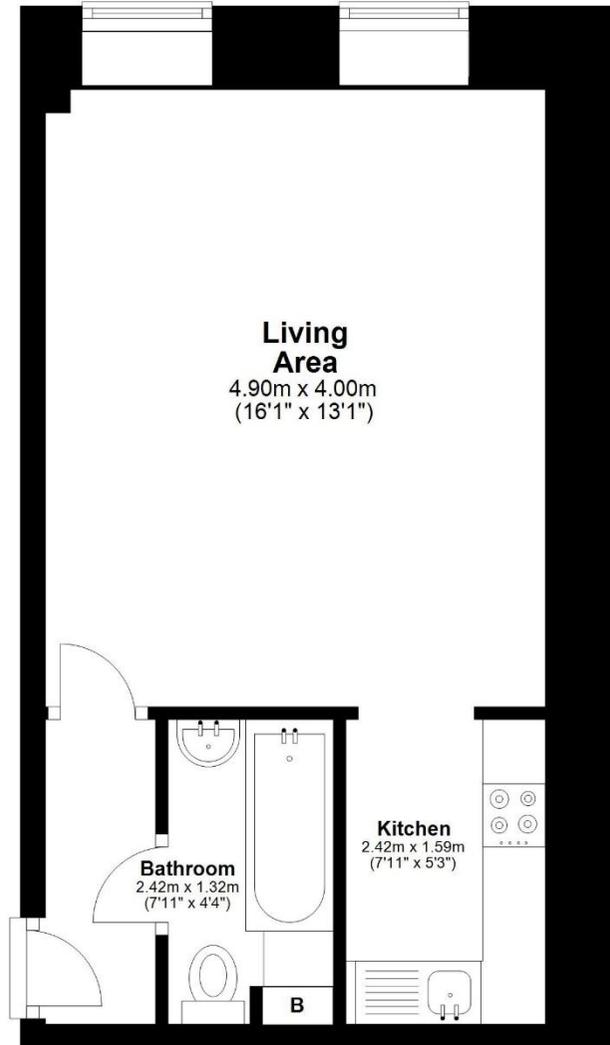
Guide Price £107,500



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## First Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



Total area: approx. 29.6 sq. metres (318.8 sq. feet)