



JAMES PYLE & CO.

50 Longtree Close, Tetbury, Gloucestershire, GL8 8LW

Semi-detached modern home
2 bedrooms
Living room and conservatory
South-east facing garden
Driveway parking
10-minute walk to town centre
Requires updating
Rural edge of town location
No onward chain

Approximately 669 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £275,000

‘A semi-detached 2 bedroom home offering excellent scope to update and extend’

The Property

This semi-detached home is set within a popular residential close positioned on the rural edge of Tetbury and yet is only a 10-minute walk from the town centre. The property requires updating and offers the new owners an excellent opportunity to put their stamp on it. Internally, the accommodation is arranged over two storeys extending to about 669 sq.ft. There is a front fitted kitchen plus a reception room which has a feature fireplace and sliding doors opening to the conservatory. Upstairs there are two good-sized bedrooms and a bathroom. The property has scope for enlarging subject to the necessary planning permissions. There is driveway parking to the side while the rear garden is terraced over three principal tiers and boasts a sunny south-east facing aspect. The property is available with no onward chain.

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. Waitrose at Malmesbury and Cirencester.

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 and other countryside pursuits.



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 Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity.

Directions

From the centre of Tetbury proceed up Hampton Street towards Avening. Longtree Close is the last turning on the right hand

side before leaving Tetbury. Proceed into the close and locate the property on the right hand side. Sat Nav GL8 8LW

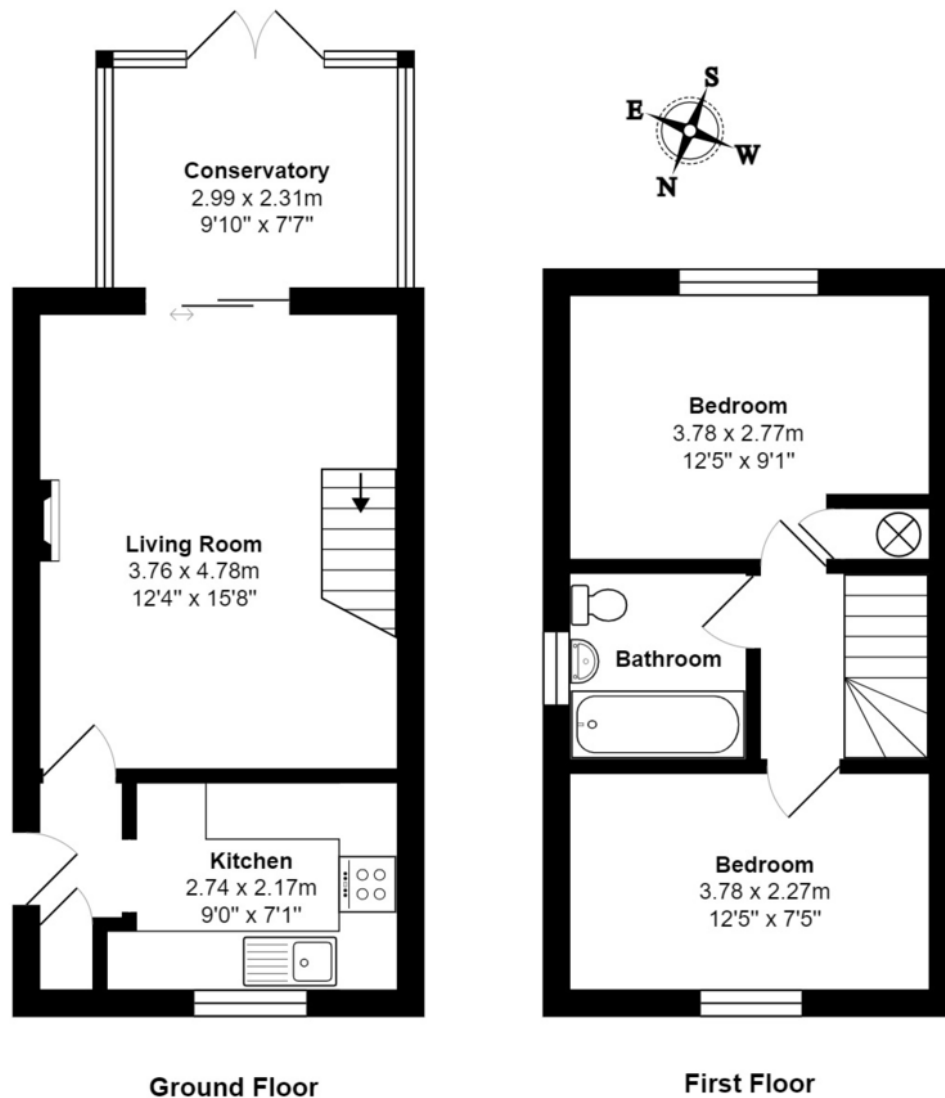
Local Authority

Cotswold District Council

Council Tax Band

C £1,799





Total Area: 62.1 m² ... 669 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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