



Victoria Allman lettings

51 Charlton Road, Tetbury – GL8 8DX
£1,350 pcm



51 Charlton Road

Tetbury

A pretty three-bedroom period cottage in Tetbury, beautifully presented with a lovely garden and studio – a great bolthole for enjoying the town and the wider Cotswolds.

Council Tax band: C (Cotswolds)

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Pretty, well-presented period Cotswold cottage
- Cosy living room with woodburning stove
- Kitchen/dining room with smart units and integrated appliances
- Double bedroom, two further bedrooms and a bathroom with walk-in shower
- Good-sized rear garden with a decking terrace
- Large garden studio with electricity, ideal as a home office



51 Charlton Road

Tetbury

51 Charlton Road is a pretty period Cotswold cottage with three bedrooms. It is beautifully presented throughout, with light and airy rooms, and makes a great bolthole for anyone who wants to enjoy everything Tetbury and the surrounding area have to offer.

The front door opens straight into a cosy living room with a woodburning stove. This flows through to a charming kitchen/dining room with smart units and integrated appliances, and a back door out to the garden.

Upstairs there is a double bedroom, two smaller bedrooms and a well-presented bathroom with a walk-in shower.

The cottage sits above the road behind a pretty front garden. Side access leads round to the back, where a small courtyard and steps rise to a good-sized, elevated garden with a decking terrace at the far end, a lovely spot for sitting out. There is also a large studio in the garden with electricity, which would make an ideal home office.



51 Charlton Road

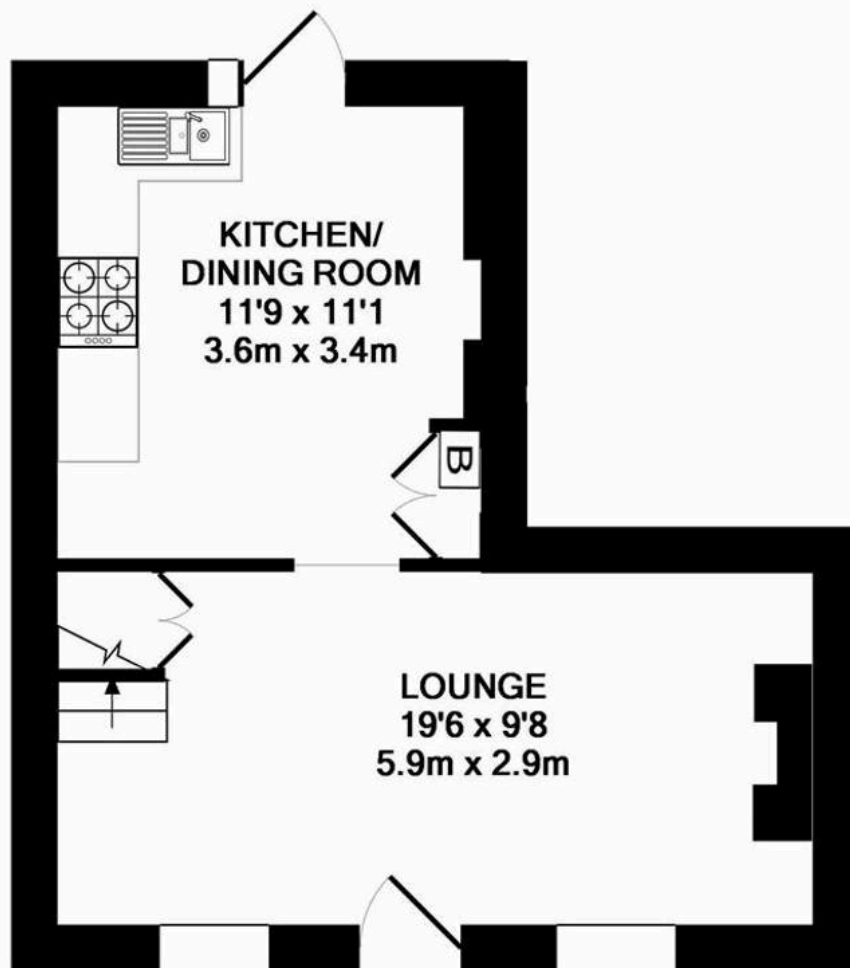
Tetbury

Tetbury is a thriving and historic market town in the heart of the Cotswolds. It is well known for its royal connections, with King Charles' Highgrove House and Princess Anne's Gatcombe Park both close by, and the beautiful Westonbirt Arboretum is less than ten minutes' drive away.

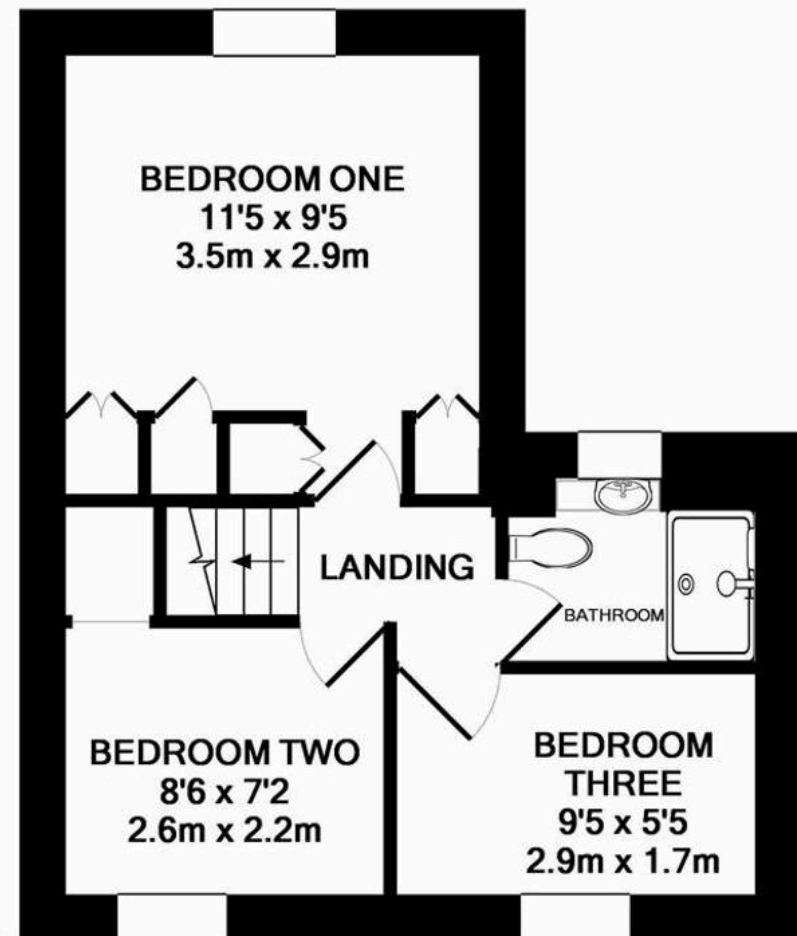
The town centre covers everyday needs exceptionally well with a large supermarket, a hospital and a post office. It also has plenty of independent boutiques, delis, antique shops, restaurants and cafés, and a busy social scene for all ages. Families have a great choice of schools, both state and independent, for children of every age, from primary through to sixth form.

The M4 and M5 are both less than half an hour away, so Cirencester, Cheltenham, Bath, Bristol and Swindon are all easy to reach. Nearby Kemble station has regular fast trains to London and other regional centres.





GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Victoria Allman Lettings

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