



JAMES PYLE^{CO.}

1b Silver Street, Tetbury, GL8 8DH

Grade II Listed Town House
Character Accommodation
2 Bedrooms, 2 Bathrooms
Shaker Style Kitchen/Breakfast Room
Living Room with views
Central Town Location

Approximately 825 sq ft



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£1350 pcm

‘1b Silver Street is situated in the heart of Tetbury, a characterful Grade II listed town house within easy walking distance to all amenities; Entrance hall, custom built kitchen, living room, 2 double bedrooms both with en suite bathrooms.’

The Property

DESCRIPTION Situated within the heart of the sought after town of Cotswold market of Tetbury, this Grade II listed three storey town house is within easy walking distance to all of the towns amenities and has pleasant view over the Market Place. This characterful period home is an ideal Cotswold base within this thriving town.

The property spans three floors in an old Grade II listed building which houses three properties, the well presented accommodation extends to in all to around 825 sq.ft and the ground floor is entered via a hall with a bespoke kitchen/breakfast room off with Shaker style units. Stairs lead up from the hall to the first floor where there is a character living room with views over the Market Place. A double bedroom at the back of the house has an en-suite shower room whilst stairs lead up

again to the top floor where there is an attic double bedroom with a stylish en-suite bathroom. The property has a good deal of character throughout with exposed beams and vaulted ceilings whilst also benefitting from gas fired central heating. Store cupboards to communal hall. Whilst the property has no parking, there are ample opportunities in and around the centre of Tetbury, many of which are unrestricted on time.

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, shooting and hunting.

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.

Directions

In the centre of Tetbury, locate the property on the corner of Market Place and Silver Street, opposite the Gumstool Hill car park. Sat nav postcode GL8 8DH

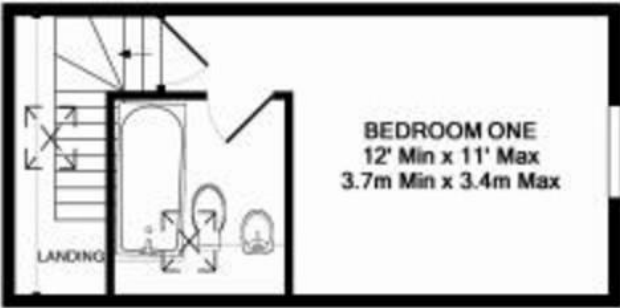
Local Authority

Cotswold District Council

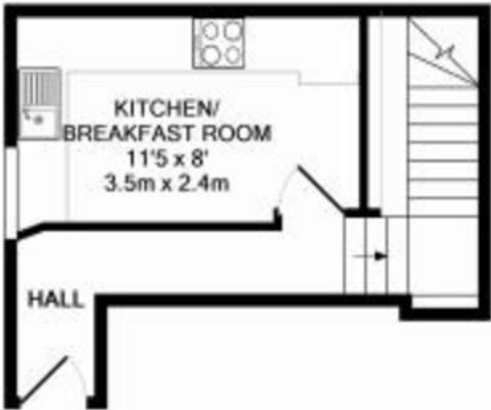
Council Tax Band

B £1,771





2ND FLOOR
APPROX. FLOOR
AREA 247 SQ.FT.
(23.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 207 SQ.FT.
(19.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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