



Southside, Shipton Moyne, Tetbury, GL8 8PP Guide: £210,000

This very attractively situated, mature, 1950's 3 bedroom semi-detached house is in a quiet cul-de-sac and offers a long southwest facing rear garden, and excellent potential to extend and improve.

The Property

This 1950's build ex local-authority semi-detached house with brick and rendered elevations, and it enjoys a delightful, quiet, small cul-de-sac setting on the edge of this popular village. The property has a 75 feet long south west facing rear garden and huge potential to extend and modernise to make a comfortable family home.

The accommodation consists of entrance hall with UPVC double glazed entrance door and staircase to landing. The adjacent lounge has a reconstituted Cotswold stone feature fireplace and a window to the front. Across the back of the house, there is a long kitchen/dining room with a range of beige coloured base and wall cupboards and a feature fireplace. Next to this, is an unusually large utility room complete with coal store and a cloakroom with low level WC.

On the first floor, there is an airing cupboard and a window to the side elevation. All three bedrooms are doubles with pleasant views from bedrooms 1 and 3, and the bathroom has a cream coloured suite with an electric shower over the bath.

At the front of the house, there is a detached garage to the side; there is parking on the side for one car and an area of lawn behind a privet hedge that forms the front boundary. The above average sized rear garden is about 75 feet long and laid to lawn with a number of evergreen trees.

EPC Rating: E

Directions

From our office in the centre of Tetbury, proceed down Church Street which becomes Bath Road, after about ¾ of a mile, turn left signposted to Shipton Moyne, and continue through the village past The Cat and Custard Pot Inn and Southside will be seen on the left.

Viewings

Strictly by appointment only – appointments to view should be made through our Tetbury Office – 01666 504418.

Local Authority

Cotswold District Council

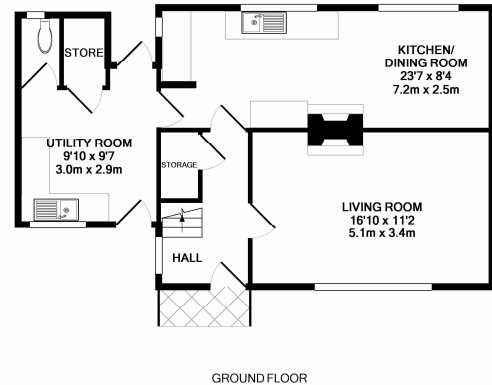
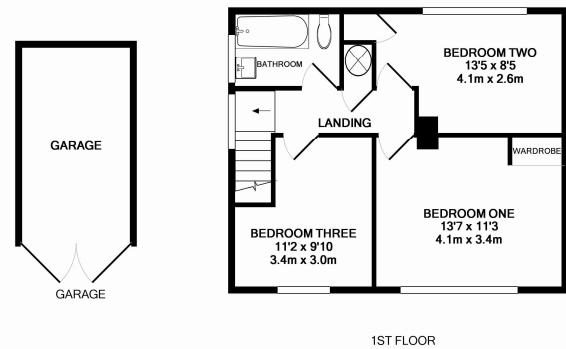
Services and Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested - please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Agents Note

The property is offered for sale by an informal tender with sealed bids required by 12 noon on Tuesday 31st May 2016. Please contact the office prior to making a bid to request a copy of our standard sealed bid proforma.

Ref: 22836/PK/12052016/TET



TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 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 warranties

disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.

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