



## Yew Tree Cottage

Elmore, Gloucester, GL2 3NT

**£595,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superb opportunity to acquire this handsome three bedroom Victorian house situated in a sought after village location.

In need of modernisation this property benefits from granted planning permission to extend its already spacious accommodation, newly fitted bathroom with Burlington suite, far reaching countryside views and generously sized south facing rear garden.

Given the rarity of this opportunity, we anticipate high demand and strongly advise early viewing to avoid disappointment!



### Porch

Accessed via solid wooden door, side aspect wooden glazed windows. Door to:

### Entrance Hall

Power points, radiator, coving, stairs to first floor landing. Doors lead off:

### Kitchen

Range of base and wall mounted units, roll edge worktops, single bowl single drainer sink unit with a separate taps over. Appliance points, power points, space for cooker, partly tiled walls, coving, under stairs storage cupboard, radiator, wooden door to pantry, rear aspect upvc double glazed window.

### Dining Room

Power points, radiator, coving, space for dining table, front aspect upvc double glazed window.

### Lounge

Tv point, telephone point, power points, radiator, coving, feature fireplace, front aspect upvc double glazed window.

### Utility

Appliance points, power points, space for washing machine, tumble drier, fridge and freezer. Ideal gas fired boiler, radiator, feature bread oven, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric Mira shower over, low level wc, pedestal wash hand basin with separate taps over, partly tiled walls, coving, radiator, rear aspect upvc frosted double glazed window.

### Landing

Power point, access to loft space, front and rear aspect upvc double glazed windows.

### Bedroom One

Power points, radiator, coving, feature fireplace, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, coving, front aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

### Bathroom

Newly fitted Burlington suite comprising of a freestanding bath with shower hose, step in shower cubicle with waterfall shower head and separate shower hose, low level wc, curved vanity unit with drawers below and wash hand basin over. Stainless steel heated towel radiator, partly tiled walls, Mandarin stone tiled flooring, inset ceiling spotlights, rear aspect upvc double glazed window.

### Outside

The property features gardens at both the front and rear, along with off-street parking and garage to the side. The rear garden is spacious with far reaching countryside views, making it perfect for avid gardeners or individuals with a flair for landscaping.

### Agents Note

- We are advised that the current owners have just had the downstairs of the property fully Damp Proofed by a company called Timberwise. A 10 year guarantee and receipt can be supplied. For more information, please contact the office.

- We are advised that property previously suffered from Japanese Knotweed to the rear of the garden however the current owners have had this removed via Environet UK. Environet UK will revisit the property once a year for the next two years as part of the process to check the works. A receipt and transferable guarantee of the works can be passed to the new owners via solicitors during the conveyancing process. For more information, please contact the office.

- We are advised that the septic tank was last emptied on the 20/02/2024 with a receipt being available.

### Planning Permission

We are advised that the property benefits from granted planning permission for a large extension. More details can be found on the Stroud District Council planning portal using the following reference: S.23/1513/HOLD

### Location

Elmore is situated immediately south-west of Gloucester. An ancient and historic farming community which has existed undisturbed by the hustle and bustle of modern life, Elmore is tucked away off the beaten track, between the River Severn and the Sharpness canal. It has uninterrupted views over undulating farmland. Although in a rural setting, Elmore is within 5 miles of Gloucester, so perfect for working in the city or indeed Cheltenham and access to the M5 motorway (Junction 12) is very straight forward.

### Tenure

Freehold

### Local Authority

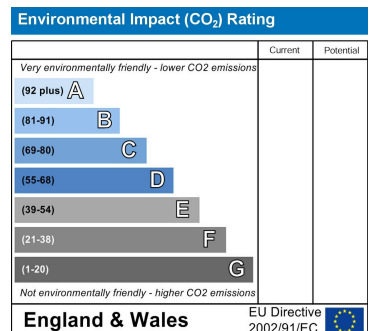
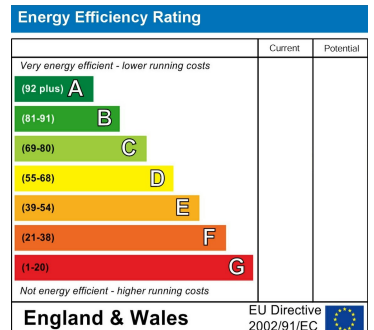
Stroud District Council  
Council Tax Band: E

### Services

Mains electricity and water.  
Septic Tank and LPG Central Heating.

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

