



**59 Yew Tree Road, Brockworth GL3 4FP**  
**£312,000**



# 59 Yew Tree Road, Brockworth GL3 4FP



- Versatile accommodation arranged over three floors
- Single garage
- Two bath/shower rooms
- Three double bedrooms
- Close to local amenities
- Off road parking
- Enclosed and low maintenance rear garden
- Modern kitchen and bathrooms
- Tewkesbury Borough Council; Tax Band C; £2,147.49 (2024/2025)
- EPC Rating C79

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£312,000**

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**www.naylorpowell.com**

## Hall

Stairs to first floor, radiator, doors to kitchen/diner and;

## Cloakroom

Double glazed obscure window to front elevation, WC, wash hand basin, heated towel rail, wall mounted boiler, tiled splash backs, vinyl flooring.

## Kitchen/diner

A range of matching wall and base shaker style units with wooden effect laminate work surface over with matching upstands, inset 1 1/2 stainless steel sink and mixer tap located in the breakfast bar, a range of integrated appliances to include a four ring gas hob with extractor hood over and splash backs, electric double oven, fridge freezer, washing machine and dishwasher. Understairs storage cupboard housing the hot water tank and further storage cupboard. The dining area consists of two radiators, double-glazed French doors, and two windows leading out into the garden. Complimented by inset ceiling spotlights and vinyl flooring.

## On the first floor

## Landing

Double-glazed window to front elevation, radiator, stairs to first floor.

## Living room

Two double-glazed windows to rear elevations, radiator.

## Bedroom Three

Double-glazed window to front elevation, radiator.

## On the second floor

## Landing

Doors to bedrooms one and three and family bathroom, access to loft via hatch with an integrated ladder.

## Bedroom One

Double-glazed dormer window to rear elevation, built-in wardrobe, radiator.

## Ensuite

Fully tiled shower cubicle, wash hand basin, WC, inset ceiling spot lights, tiled splash backs, vinyl flooring.

## Bedroom Two

Double-glazed dormer window to front elevation, radiator.

## Bathroom

Bath with shower attachment over, wash hand basin, WC, heated towel rail, inset ceiling spotlights, half-height tiled splash backs, vinyl flooring. Double-glazed obscure window to side elevation.

## Outside

To the front of the property, there is off-road parking for two vehicles in front of the garage. To the rear of the property, the garden is low maintenance which is fully enclosed with a paved patio area as well as an area of lawn. With a crab apple tree, raised bed, and further seating area. Pedestrian access door to garage.

## Garage

17'1" x 9'0" (5.22m x 2.76m)

Up and over door to front elevation, side pedestrian door leading to the garden, power, and lighting.

## Location

Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco's supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

## Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Tewkesbury Borough Council; £1,908.88 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

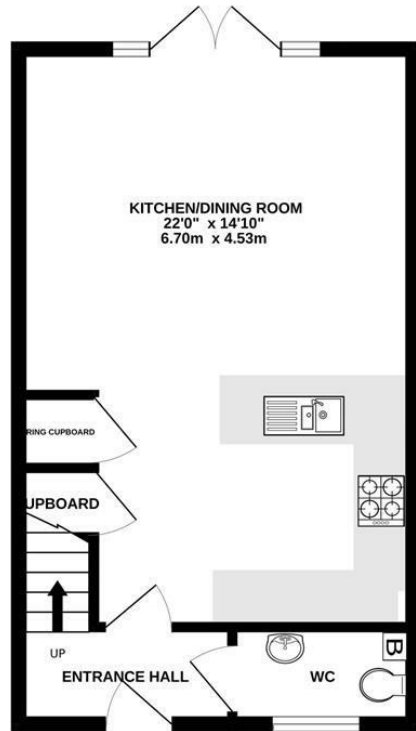
Heating: Gas central heating

Broadband speed: Basic 2mb, Superfast 32mb, Ultrafast 1000mb, Overall 1000mb

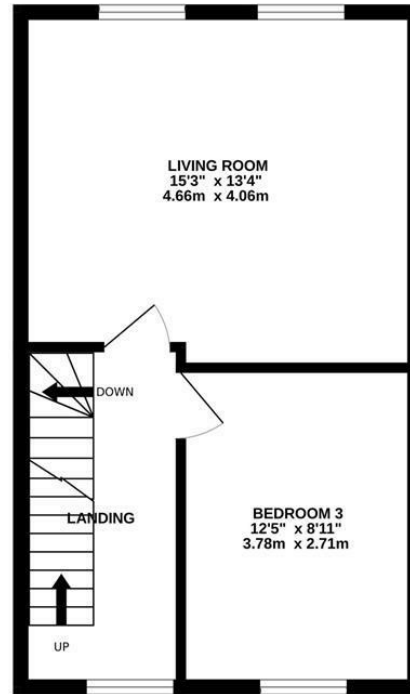
Mobile phone coverage: EE, O2, Three and Vodafone



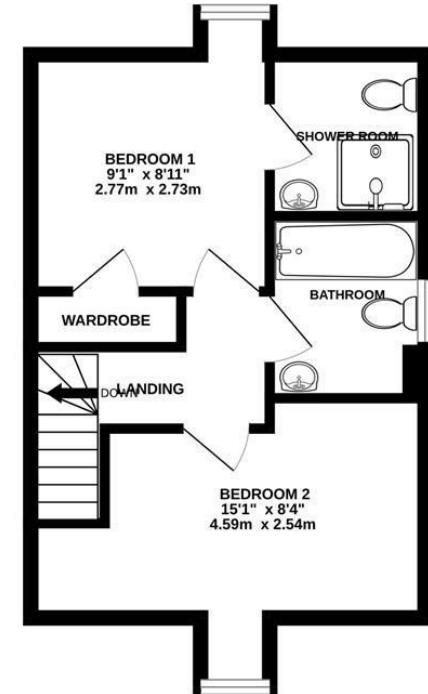
GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

