

# Farr & Farr

1 Church Road  
Churchdown  
Gloucester GL3 2ER  
Tel: (01452) 857421  
Fax: (01452) 541423

50 Hucclecote Road  
Hucclecote  
Gloucester GL3 3RT  
Tel: (01452) 613355  
Fax: (01452) 541800

40 Oxstall Way  
Longlevens  
Gloucester GL2 9JQ  
Tel: (01452) 380444  
Fax: (01452) 418482

2a Worcester Street  
Gloucester  
GL1 3AA  
Tel: (01452) 500025  
Fax: (01452) 415795

**PRICE: OFFERS OVER £200,000**

**REF: CD23518**

**32 Yew Tree Way  
Churchdown  
Gloucester  
GL3 2SU**



**A THREE BEDROOM TOWNHOUSE IN A CONVENIENT  
LOCATION REQUIRING SOME COSMETIC UPDATING**

**KITCHEN/SITTING/DINING ROOM: CLOAKROOM: THREE BEDROOMS:  
BATHROOM: STORE: GAS-FIRED CENTRAL HEATING: DOUBLE-GLAZING:  
GARDENS FRONT AND REAR**

Estate Agents

Surveyors

Valuers

Website: [www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**FOUR LOCAL OFFICES**

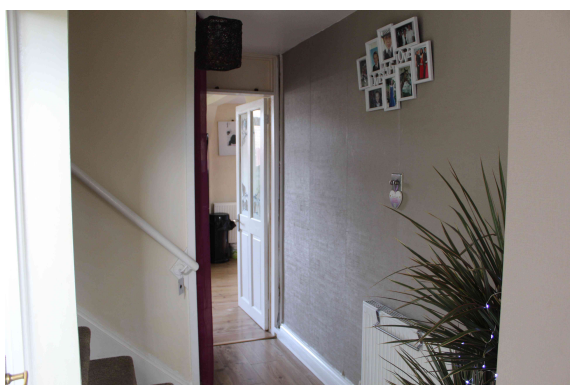
## 32 YEW TREE WAY CHURCHDOWN GLOUCESTER GL3 2SU

Yew Tree Way is situated just off Pirton Lane in Churchdown all but equidistance to Cheltenham and Gloucester alike, with easy access to the M5 motorway network both North and South and the A40 to Oxford. The property is close to local amenities and benefits from double-glazing, is warmed by gas-fired central heating with the accommodation arranged as follows: -

Double-glazed entrance door with double-glazed side panel into: -

**ENTRANCE HALL:** Door to storage area (previously external store). Opening through to further storage area. Wooden glazed door into: -

**INNER HALLWAY:** Wood laminate flooring. Radiator. Power point. Under stairs storage area. Door to: -



**CLOAKROOM:** White suite of low level W.C. Pedestal wash hand basin. High level double-glazed window to front elevation. Wood laminate flooring.

From the inner hallway wooden glazed door to: -

**KITCHEN/SITTING/  
DINING ROOM:** 20'9 (6.32m) reducing to 9'11 (3.02m) x 20'10 (6.35m) reducing to 10'6 (3.21m). L shaped open plan room. Fitted kitchen of wall and base units with roll edge laminated work surfaces over. Space for range style cooker. 1½ bowl stainless steel sink unit with mono bloc chrome tap over. Plumbing for automatic washing machine. Space for tumble dryer. Space for upright fridge freezer. Double-glazed window to both rear and front elevation. Patio doors to rear garden. Wall mounted electric fire. Television point. 'Openreach BT' Power points. Two radiators.





## 32 YEW TREE WAY CHURCHDOWN GLOUCESTER GL3 2SU

From the entrance hallway stairs lead upto: -

**LANDING:** Access to loft space. Linen cupboard with hanging rail and shelf below. Power point. Doors to: -

**BEDROOM 1:** **13'7 (4.15m) x 9'1 (2.76m).** Double-glazed window to rear elevation. Power points. Double panelled radiator. Recessed wardrobe area with hanging rail and shelf over.



**BEDROOM 2:** **10'4 (3.15m) x 9'11 (3.01m).** Double-glazed window to rear elevation. Double panelled radiator. Power points. Double built-in wardrobe with storage space and housing 'Worcester 24CDi' combination boiler supplying central heating system and domestic hot water with digital timer.



**BEDROOM 3:** **10'11 (3.32m) x 7'0 (2.14m).** Double-glazed window to front elevation. Double panelled radiator. Power points.



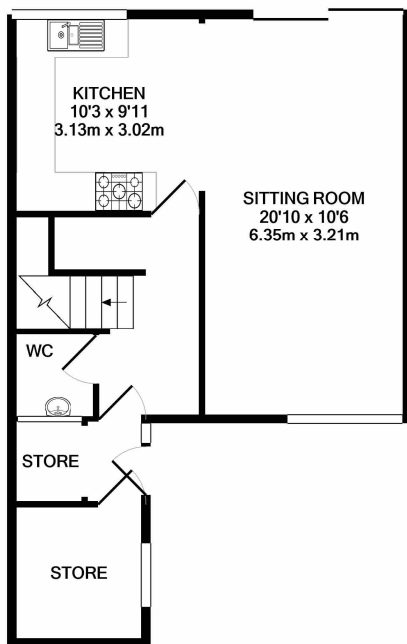
**BATHROOM:** White suite of panelled bath with mixer tap shower attachment over, additional electric shower and shower screen. Pedestal wash hand basin with mono-bloc chrome tap. Low level W.C. Frosted double-glazed window to front elevation. Vinyl flooring. Heated towel rail.

## 32 YEW TREE WAY CHURCHDOWN GLOUCESTER GL3 2SU

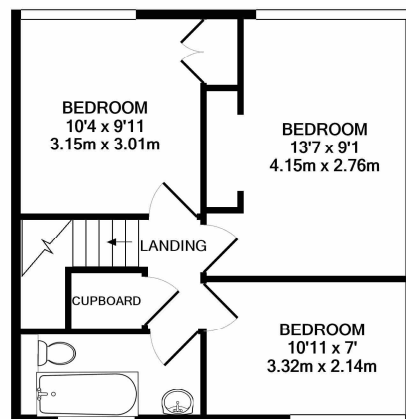
### OUTSIDE:

**FRONT GARDEN:** Access via wooden gate. Laid to gravel with pathway to front door. Enclosed by picket fencing.

**REAR GARDEN:** Easy maintained garden laid mainly to gravel with raised decked area to the rear of the garden. Astro turf to rear of property. Timber garden shed. The whole enclosed by panelled fencing with rear pedestrian access.



GROUND FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 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

Made with Metropix ©2020

**ENERGY RATING:** D - 65

**AGENTS NOTE:** ALL MEASUREMENTS ARE APPROXIMATE

**VIEWING:** BY APPOINTMENT VIA THE AGENT