



12 Boundary Place
Corse GL19 3RG

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Guide Price £260,000

A THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF SOME UPDATING, LIVING ROOM plus SMALL OFFICE, AMPLE PARKING, PRIVATE WEST FACING ENCLOSED REAR GARDEN 65' x 33' with OUTBUILDINGS, situated in a POPULAR VILLAGE LOCATION.

Corse is a small hamlet within the Parish of Eldersfield. It has a petrol garage with shop and a church. Corse is ideally situated for access to a variety of nearby towns including Newent (6 miles approximately), Ledbury (9 miles approximately) and Tewkesbury (9 miles approximately). These towns offer a good range of shops, supermarkets, schooling, churches and libraries. The City of Gloucester (6 1/2 miles approximately) has a comprehensive range of facilities (including a main line train station) and Cheltenham is approximately 12 miles distant.

For the commuter, access can be gained to the M50 via junction 2 for onward connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Entrance via half glazed frosted door through to:

ENTRANCE HALL

Double radiator, under stairs storage space, stairs to the first floor.

LIVING ROOM

20'7 x 11'5 (6.27m x 3.48m)

Tiled fireplace with inset multi-fuel stove with back boiler supplying the heating and domestic hot water, radiator, rear aspect window with a private outlook over the gardens.

KITCHEN

10'8 x 7'6 (3.25m x 2.29m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, fitted base and wall mounted units, plumbing for washing machine, tiled flooring, space for fridge / freezer, double radiator, open under stairs storage with shelving, front aspect window. Opening through to:

SIDE HALLWAY

Space for further freezer etc., half glazed UPVC door to the side. Door to:

OFFICE

9'9 x 4'5 (2.97m x 1.35m)

Side aspect window.

FROM THE HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Access to roof space (insulated and extensively boarded with lighting) via loft ladder, front aspect window.

BEDROOM 1

11'7 x 11'3 (3.53m x 3.43m)

Single radiator, fitted airing cupboard with lagged hot water tank and slatted shelving, built-in double storage cupboard, cupboard above, rear aspect window with a private outlook over the gardens.

BEDROOM 2

11'10 x 8'10 (3.61m x 2.69m)

Single radiator, open wardrobe recess, rear aspect window with a private outlook over the gardens.

BEDROOM 3

8'10 x 6'4 (2.69m x 1.93m)

Radiator, front aspect window.

BATHROOM

White suite comprising bath, electric shower over, tiled surround, wash hand basin, double radiator, front aspect frosted window.

WC

Low-level WC, single radiator, front aspect frosted window.

OUTSIDE

To the front of the property, there is access through to a large gravel parking and turning area, suitable for the parking of several vehicles, caravan etc., pathway to the front door, lawned area and raised borders, gated side access leads to a good sized COVERED STORAGE AREA and WOODEN SHED (25' x 5'11) with lighting. To the rear of the property, there is a large OPEN FRONTED COVERED SEATING AREA (20'7 x 13'1) which leads to a large lawned area, further substantial SUMMER HOUSE / GYM (17'8 x 12'4) with power and lighting, fully insulated with glazed French doors through to the outside. The west facing garden measures 65' x 33' and is private and enclosed.

SERVICES

Mains water, electricity and drainage. Solid fuel heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos.
GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

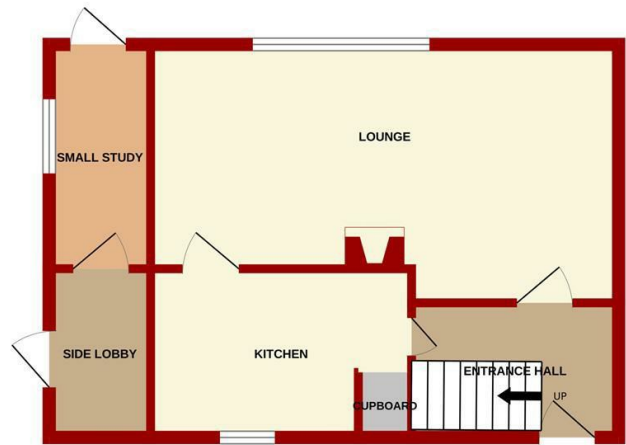
From Newent, proceed along the B4215 towards Dymock turning right just after the Fire Station onto Tewkesbury Road. Proceed along here for 4-5 miles until reaching the A417. Turn left here towards Staunton and proceed into the centre of the village. Turn left into Prince Crescent and then take the second left into Boundary Place. Proceed along, taking the first left. and the property can be found on your right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



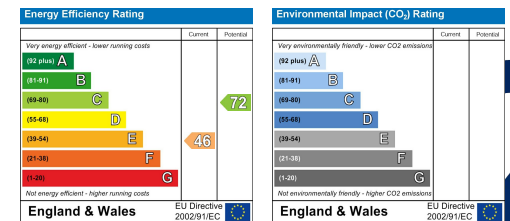
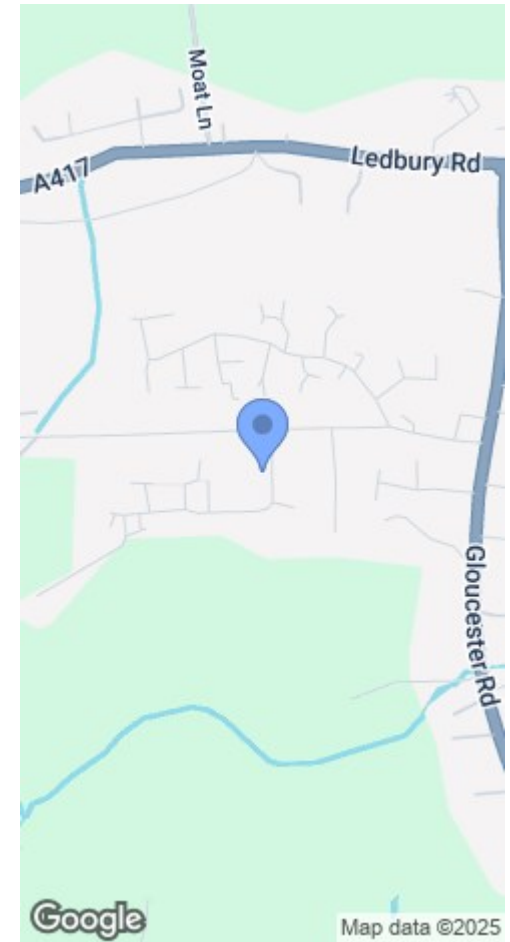
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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