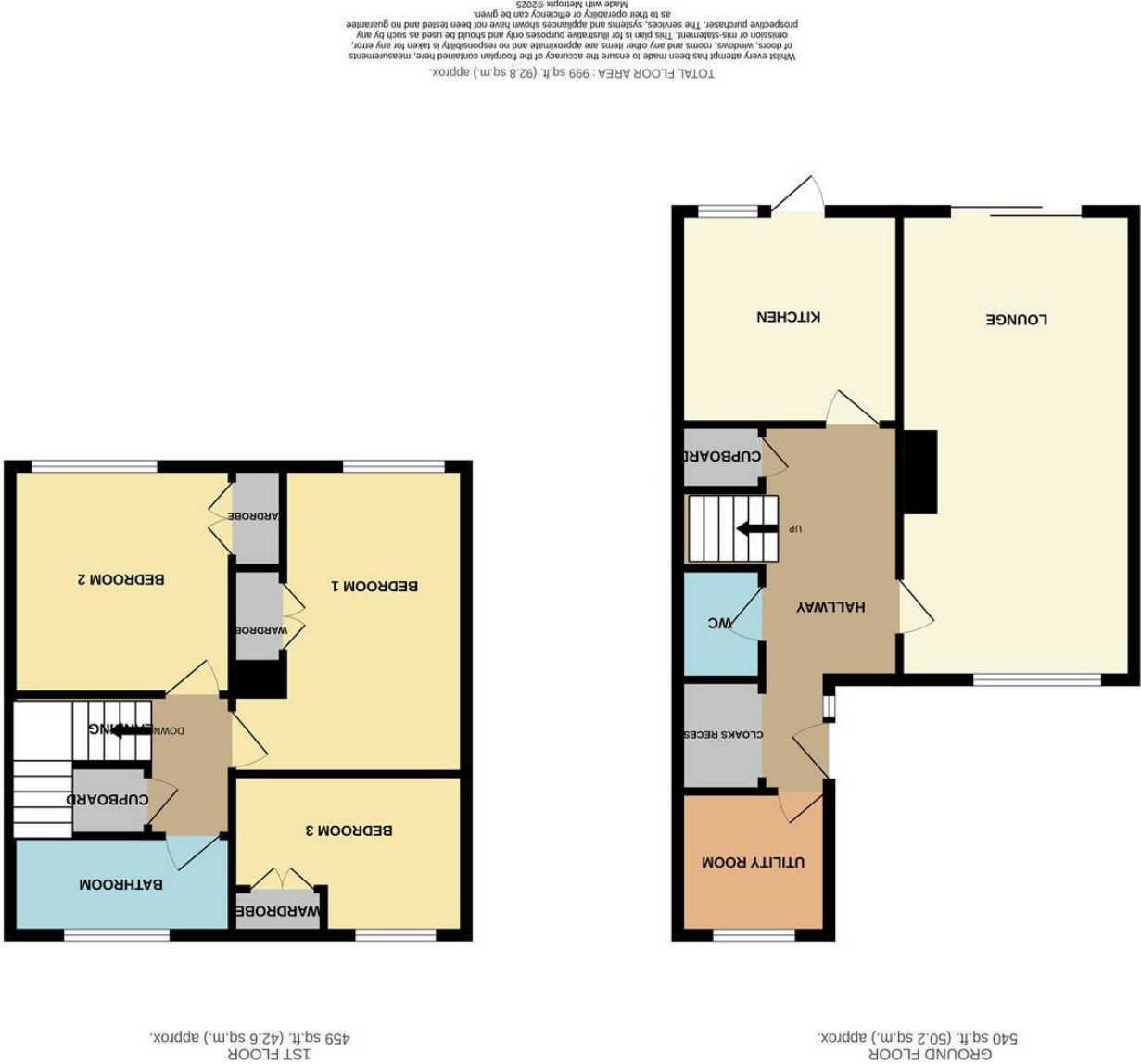
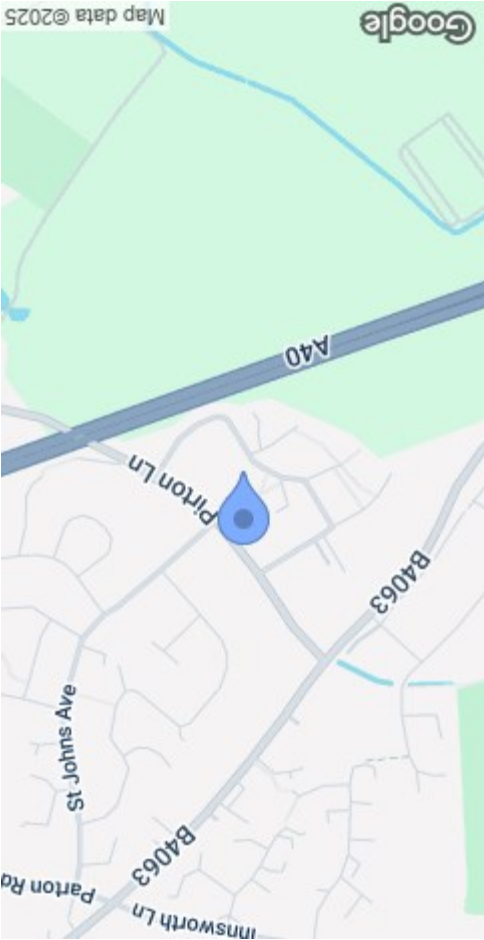


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Future	Current	Future
England & Wales		England & Wales	
2008/9/10 EC Directive		2002/9/10 EC Directive	
New energy efficient - lower running costs		New energy efficient - lower running costs	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Very inefficiently - high running costs		Very inefficiently - high running costs	
87		67	



56 Yew Tree Way  
Churchdown, Gloucester GL3 2SU



£230,000

A WELL PRESENTED and SPACIOUS THREE DOUBLE BEDROOM TERRACED HOUSE with PLEASANT GARDENS, DOWNSTAIRS CLOAKROOM, SEPARATE UTILITY ROOM, GAS-FIRED CENTRAL HEATING and UPVC DOUBLE GLAZING, situated in a POPULAR LOCATION.

Accommodation comprises - hallway, cloakroom, 20' lounge with patio doors onto the garden, fitted kitchen, utility room, cloakroom, bedroom one with built-in wardrobes, bedroom two with built-in wardrobes, bedroom three with built-in wardrobes and the bathroom with a white suite.

Outside of the property, you have a front garden that is laid to lawn and a pleasant enclosed rear garden with a patio, lawn and a garden shed.

Churchdown is a village in Gloucestershire located in a semi-rural environment; so close to Gloucester and Cheltenham but surrounded on three sides by open countryside. Churchdown borders Imjin Barracks and the district of Innsworth to the North West. The village is unusual in having two centres. The older (Brookfield or "village") centre is in Church Road near St Andrew's Church; the more modern centre is in St John's Avenue near St John's Church.

A local landmark is Churchdown Hill (also known locally as Chosen Hill), which rises to 510 ft above sea level and has views across the Severn Vale and to the Cotswolds, Gloucester, Cheltenham, the Malvern Hills, and into Worcestershire.

The village has two main rows of shops and two pubs - the Hare and Hounds near St John's, and the Old Elm near St Andrew's. There is also a Social Club and a Community Centre.



Entrance via side aspect double glazed UPVC door into:

**ENTRANCE HALL**

15'6 x 7'3 max (4.72m x 2.21m max)

Coat hanging space, downlighters, stairs to the first floor, understairs storage cupboard.

**CLOAKROOM**

4'6 x 4'4 (1.37m x 1.32m)

White suite comprising low-level WC, wash hand basin with mixer tap and tiled splashback, chrome heated towel rail.

**LOUNGE**

20'9 x 10'5 max (6.32m x 3.18m max)

Laminate flooring, double and single radiator, front aspect double glazed UPVC window, patio doors to the rear leading to the garden.

**KITCHEN**

10'5 x 9'9 max (3.18m x 2.97m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with chrome mixer tap, gas cooker point, extractor hood, plumbing for dishwasher, laminate flooring, wall mounted gas-fired combination boiler, rear aspect double glazed UPVC window and door leading to the garden.

**UTILITY**

7'0 x 6'6 (2.13m x 1.98m)

Plumbing for washing machine, laminate flooring, front aspect double glazed UPVC window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

**LANDING**

Access to loft space, built in storage cupboard.

**BEDROOM 1**

13'7 x 10'8 max (4.14m x 3.25m max)

Built-in wardrobe, single radiator, wall light, rear aspect double glazed UPVC window overlooking the rear garden and surrounding area.

**BEDROOM 2**

10'6 x 10'0 (3.20m x 3.05m)

Single radiator, built in wardrobe, rear aspect double glazed UPVC window.

**BEDROOM 3**

10'7 x 7'6 (3.23m x 2.29m)

Built-in wardrobe, single radiator, front aspect double glazed UPVC window.

**BATHROOM**

9'0 x 4'6 (2.74m x 1.37m)

White suite comprising panelled bath with mixer tap, shower unit over, low-level WC, pedestal wash hand basin with mixer tap, partially tiled walls, single radiator / towel rail, built-in storage cupboard, downlighters, extractor fan, front aspect double glazed UPVC window.

**OUTSIDE**

To the front of the property, there is a front garden which is mainly laid to lawn with plants, shrubs, bushes and a tree. A paved pathway leads to the side entrance door. To the rear, there is an enclosed garden and paved patio which leads on to the rest of the rear garden, which is mainly laid to lawn with flower borders, plants, bushes and trees, storage shed with power, all enclosed by hedgerow and fencing. The rear garden measures approximately 45' in length.

**SERVICES**

Mains water, electricity, gas and drainage.

**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: B  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

**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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Cheltenham Road East, Churchdown proceed to the first set of traffic lights turning left into Pirton Lane. Proceed along here, taking the second turning on the right hand side into Yew Tree Close. Follow the road, where the property can be located on the 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).

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

