



19 Yew Tree Road
Brockworth, Gloucester GL3 4FP



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£315,000

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A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME offering SPACIOUS ACCOMMODATION THROUGHOUT, GENEROUS LIVING ROOM, MODERN FITTED KITCHEN, IMPRESSIVE MASTER BEDROOM with EN-SUITE SHOWER ROOM and WALK-IN WARDROBE, LANDSCAPED GARDEN, GARAGE and OFF ROAD PARKING situated in the HIGHLY POPULAR LOCATION of BROCKWORTH.

Brockworth is a well-established village situated between Gloucester and Cheltenham, offering an excellent balance of convenient amenities, transport links and access to the surrounding Gloucestershire countryside. The village provides a good range of everyday facilities including shops, supermarkets, a community library, doctors' surgery, sports facilities and community amenities. Local schooling includes Brockworth Primary Academy, Castle Hill Primary School and Henley Bank High School.

The area is particularly well placed for commuters, with convenient road access towards both Gloucester and Cheltenham and easy access to the M5 motorway, providing connections to Bristol, Birmingham and the wider motorway network.

For leisure and recreation, Brockworth benefits from parks, playing fields and open spaces, while the nearby Cotswold countryside provides plenty of opportunities for walking and outdoor pursuits. The area is perhaps best known for the world-famous annual Cheese Rolling event at nearby Cooper's Hill. With its combination of local amenities, schooling, countryside and excellent accessibility, Brockworth is a convenient location for a wide variety of buyers.



Part glazed wooden door leads into:

ENTRANCE HALLWAY

Wood effect laminate flooring, radiator, stairs to the first floor landing, power points.

LIVING ROOM

18'4 x 15'2 (5.59m x 4.62m)

Two radiators, power points, tv point, good size storage cupboard, space for a good size table, upvc double glazed window to side aspect, upvc double glazed doors to rear aspect with upvc double glazed panels to either side onto the rear garden.

KITCHEN

12'2 x 6'8 (3.71m x 2.03m)

A range of base, drawer and wall mounted units, built in oven, four ring gas hob and extractor fan, appliance points, power points, single bowl single drainer sink unit with a mixer tap, space for fridge, space for washing machine, space for a small table, upvc double glazed window to front aspect.

DOWNSTAIRS W.C.

Low level w.c., corner wash hand basin with tiled splashback, wall mounted Worcester gas fired boiler, extractor fan.

From the entrance hallway stairs lead to the first floor.

LANDING

Power point, airing cupboard with shelving, access to loft space.





BEDROOM 1

10'4 x 10'2 (3.15m x 3.10m)

Walk in wardrobe with hanging space and shelving, radiator, power points, tv point, upvc double glazed window to rear aspect, door into:

EN-SUITE

Low level w.c., pedestal wash hand basin with tiled splashback, large double shower cubicle with fully tiled walls, heated towel rail, extractor fan, upvc double glazed frosted window to side aspect.

BEDROOM 2

11'3 x 8'3 (3.43m x 2.51m)

Radiator, power points, tv point, space for large wardrobe, upvc double glazed window to front aspect.

BEDROOM 3

8'4 x 6'4 (2.54m x 1.93m)

Radiator, power points, tv point, upvc double glazed window to front aspect.

FAMILY BATHROOM

Bath with shower attachment, low level w.c., pedestal wash hand basin with tiled splashback, heated towel rail, partly tiled walls, extractor fan, upvc double glazed frosted window to side aspect.

OUTSIDE

To the right hand side of the property a pathway gives access to the good size low maintenance newly modernised rear garden with artificial grass, various seating areas, raised sleeper beds, outside tap, electric car charger enclosed by walling and fencing with gated rear access leading to off road parking for one/two vehicles and a:

SINGLE GARAGE

17'11 x 10'8 (5.46m x 3.25m)

Up and over door, power and lighting.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Tewkesbury Borough Council, Council Offices, Gloucester Road,
Tewkesbury, Gloucestershire. GL20 5TT.

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.

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 Morrison's roundabout take Abbeymead Avenue and at the second set of traffic lights take Lobleys Drive. Continue along here and go over the motorway bridge coming into Brockworth and take the first left hand turning into Yew Tree Road where the property can be found on the left hand side as indicated 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).





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