

Ivy House Maisemore, Maisemore GL2 8EX

£250,000

naylor powell

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• No onward chain • Three bedroom characterful end terraced home • Open plan kitchen & dining room • Spacious mature & private rear garden • Situated in the popular village location of Maisemore • EPC rating E40 • Tewkesbury Borough Council - Tax Band C (£2,041.02 per annum) 2026/2027

£250,000

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Porch
Spacious porch, ideal for shoes and coats, access into the living room of the property.

Living Room
A wealth of original character features are displayed, including an original fireplace with wood burner, which continue throughout the property.

Dining Room
Spacious dining area opens through to the kitchen and provides access to the stairwell leading to the first floor accommodation. Access is also provided to the shower room.

Kitchen
Ample worktop and storage space is provided with window overlooking the rear garden. Access to the utility room is also provided.

Utility Room
Further worktop and storage space is provided with plumbing for an automatic washing machine below. Door opens to the rear garden.

Shower Room
White suite shower room comprises w.c, wash hand basin, walk-in shower cubicle and two windows with frosted glass overlooking the rear aspect.

Landing
Landing provides access to all three bedrooms.

Bedroom One
Double bedroom with window overlooking the front aspect.

Bedroom Two
Bedroom with built-in wardrobe and two windows overlooking the rear and side aspects.

Bedroom Three
Bedroom with windows overlooking the rear and side aspects.

Outside
To the rear, the property enjoys a beautifully landscaped, mature garden, with established hedgerows and trees creating a peaceful and private setting. A patio area adjoining the house provides the perfect space for outdoor dining and entertaining during the warmer months, while multiple sheds offer excellent storage throughout the garden. To the front of the property, there is an additional lawned area, with steps leading down to the main road.

Location
Situated north of the historic City of Gloucester on the west side of the River Severn, Maisemore provides its parishioners with the experience of countryside living alongside the convenience of being located four miles from the City Centre. With an active Village Hall, various country and riverside walks, an authorised Severn Bore site as well as local schooling and post office in the near by village of Hartpury two miles away.

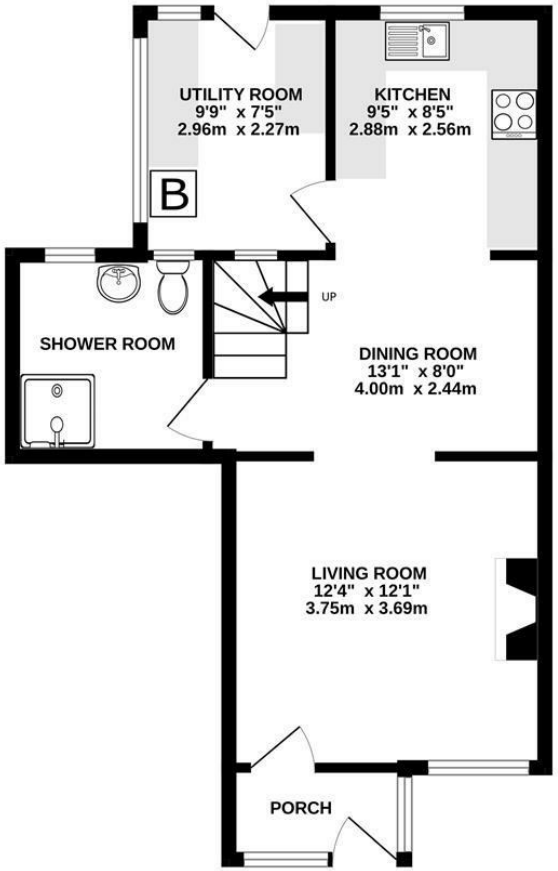
Material Information
Tenure: Freehold.
Local Authority and Rates: Tewkesbury Borough Council - Tax Band C (£2,041.02 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Oil.
Broadband speed: Basic 4 Mbps, Ultrafast 1800 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

Agents Note
The agent understands that the property benefits from a right of access across neighbouring land, providing rear access to the garden. This should be verified by reference to the title deeds and relevant legal documentation.

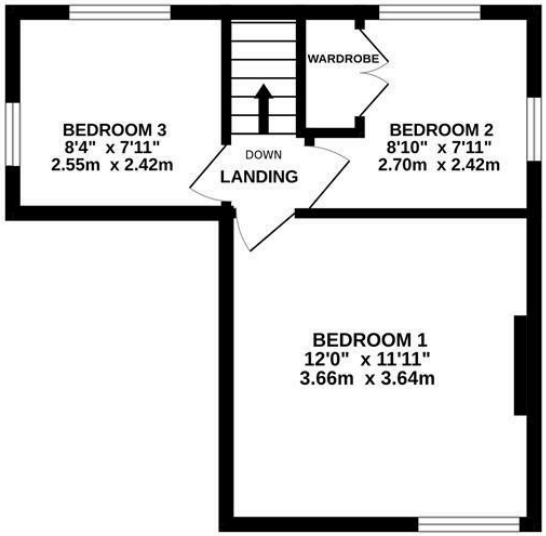




GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



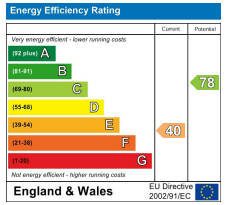
TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.

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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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