



7 Yew Tree Road

Brockworth, Gloucester, GL3 4FP

Offers in excess of £325,000



Murdock & Wasley Estate Agents are delighted to present this spacious three bedroom end of terrace townhouse, positioned in a popular and convenient location with easy access to a wealth of local amenities and excellent transport links.

Arranged over three floors, the property offers generous and versatile living accommodation, finished with a stylish, modern interior throughout. Highlights include three reception rooms, an en-suite to the master bedroom, a beautifully maintained enclosed rear garden, as well as the added benefit of a garage and allocated off-road parking.



Entrance Hall

Accessed via composite door, power points, telephone point, radiator, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin, tiled splashback, radiator.

Utility

Power points, appliance points, Ideal gas fired boiler, space for washing machine.

Study

Power point, telephone point, radiator, front aspect upvc double glazed window.

Kitchen/Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, double oven/ grill with five ring gas hob and extractor hood over, space for dishwasher, tall fridge/ freezer and dining table. Breakfast bar, pantry, tv point, partly tiled walls, bespoke wall panelling, rear aspect upvc double glazed French doors and windows.

Landing

Power points, radiator, stairs to second floor. Doors lead off:

Lounge

Tv point, telephone point, power points, two radiators, bespoke wall panelling, two rear aspect upvc double glazed windows.

Master Bedroom

Tv point, power points, radiator, built in wardrobes, bespoke wall panelling, two front aspect upvc double glazed windows.

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, partly tiled walls.

Landing

Power point. Doors lead off:

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin. Heated towel rail, partly tiled walls.

Outside

To the front of the property, a gated pathway leads to the front door and courtyard, where a tall bush provides privacy. The pathway continues to a side gate, offering convenient access to the rear garden.

To the rear of the property is a private, low-maintenance garden. A flagstone patio extends onto an artificial lawn, usable all year round, and continues to a decked terrace that offers an ideal setting for outdoor dining and entertaining.

A wooden gate provides access to the allocated off-road parking, which includes an EV car charging point. The adjoining garage is fitted with power and lighting and is approached via an up-and-over door. A personnel door from the garden offers additional convenience and direct access into the garage.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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