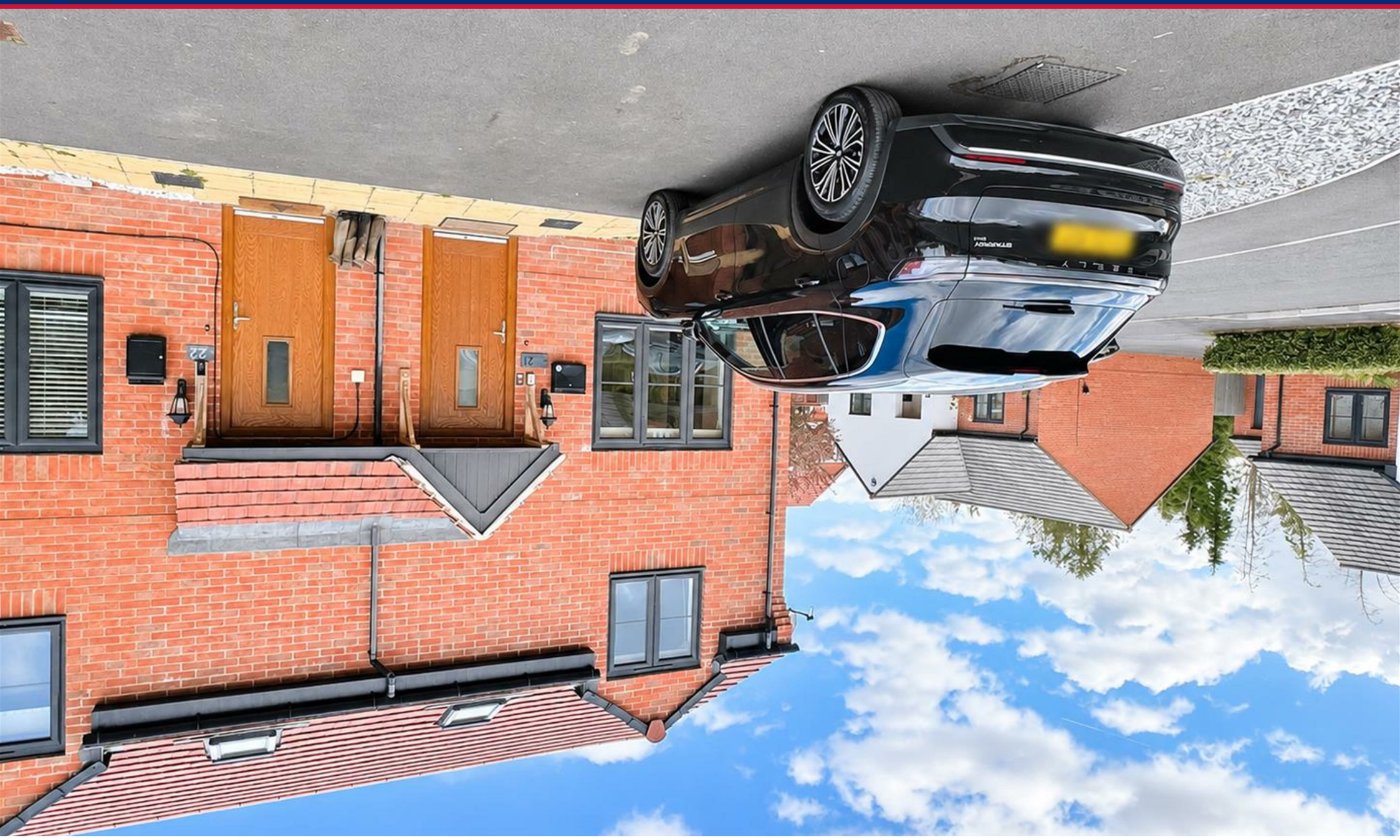
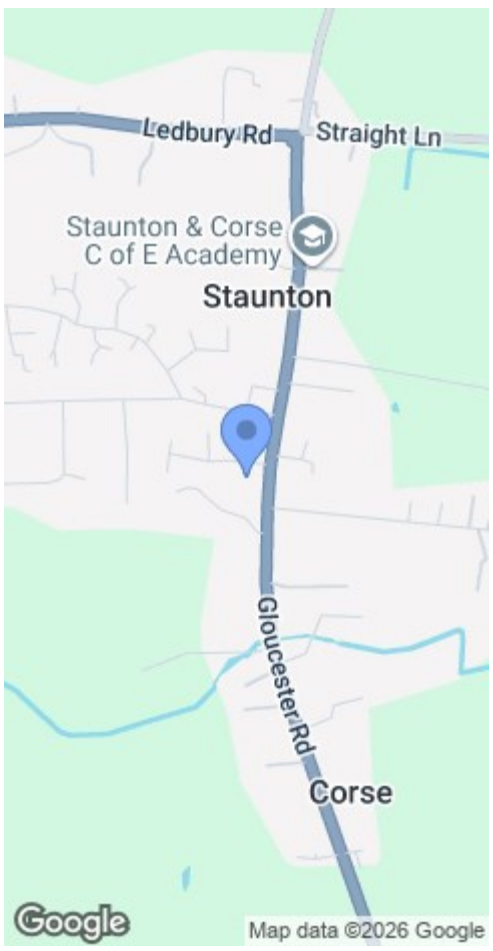
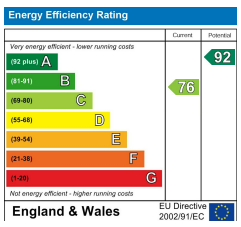
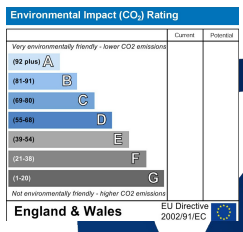
21 Yew Tree Close
Corse GL19 3SQ

STEVE GOOCH
ESTATE AGENTS | EST 1985









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.

£259,950

A VERY RARELY AVAILABLE TWO BEDROOM SEMI-DETACHED HOUSE with EN-SUITE TO THE MASTER BEDROOM, NEW FITTED BLINDS, ENCLOSED WALLED GARDEN approx 30FT IN LENGTH AND OFF ROAD PARKING FOR TWO VEHICLES. The property benefits from a 10 YEAR LABC WARRANTY, all being offered with NO ONWARD CHAIN.

Corse is a small hamlet within the Parish of Eldersfield. It has a primary school, petrol garage with shop, church and hotel. 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 part glazed door through to:

ENTRANCE HALL
Laminated flooring, single radiator, stairs to the first floor.

LOUNGE
14'6 x 10'5 (4.42m x 3.18m)
Laminate flooring, spot lighting, under stairs storage cupboard, single radiator, front aspect window with pleasant open outlook. Opening through to:

KITCHEN / DINING ROOM
10'5 x 9'8 (3.18m x 2.95m)
Stainless steel one and a half bowl single drainer sink unit with mixer tap above, cupboards under, range of base and wall mounted units, integrated Neff electric double oven, four ring electric hob over, cooker hood above, integrated fridge / freezer, integrated dishwasher, laminate flooring, spot lighting, double radiator, fully glazed French doors through to the rear garden. Opening through to:

UTILITY AREA
Integrated washing machine, cupboard housing the gas fired central heating and domestic hot water boiler, spot lighting, door to:

CLOAKROOM
White suite comprising of close coupled WC, wash hand basin, tiled splashback, laminate flooring, radiator.

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

LANDING
Access to roof space.

BEDROOM 1
14'0 max (including en-suite) x 8'8 min (4.27m max (including en-suite) x 2.64m min)
Single radiator, built-in full height double wardrobe with mirror faced sliding doors, hanging rail and shelving, rear aspect window. Door to:

EN-SUITE SHOWER ROOM
Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, wash hand basin, tiled splash back, heated towel rail, rear aspect Velux roof light.

BEDROOM 2
10'5" x 8'2" min (3.18m x 2.49m min)
Single radiator, built-in cupboard over the stairs, there is a large recess which is ideal for a wardrobe, two front aspect windows.

SHOWER ROOM
Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, bidet, wash hand basin with tiled splash back, heated towel rail, side aspect frosted window.

OUTSIDE
To the front of the property, there is tarmac hardstanding suitable for the parking of two vehicles. Pathway to the front door, outside lighting, pathway to the side and lawned area with borders surround. A gated rear access leads into the rear garden, approximately 30' in length, where there is a paved patio area, synthetic lawned area, fencing and walling surround, outside tap, power point, all being private and enclosed.

SERVICES
Mains water, drainage, electric and LPG gas fired heating. Shared electric charging points.

There is a management charge per annum to cover all of the communal areas - cost TBC.

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 advised.

LOCAL AUTHORITY
Council Tax Band: B
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 our Newent office, proceed along the B4215 towards Dymock, turning right just after the fire station on to Tewkesbury Road. Proceed along here for approx 4 - 5 miles until reaching the A417. Turn left here towards Staunton into the centre of the village and turn left into Yew Tree Close and the property will be found in front of you.

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.