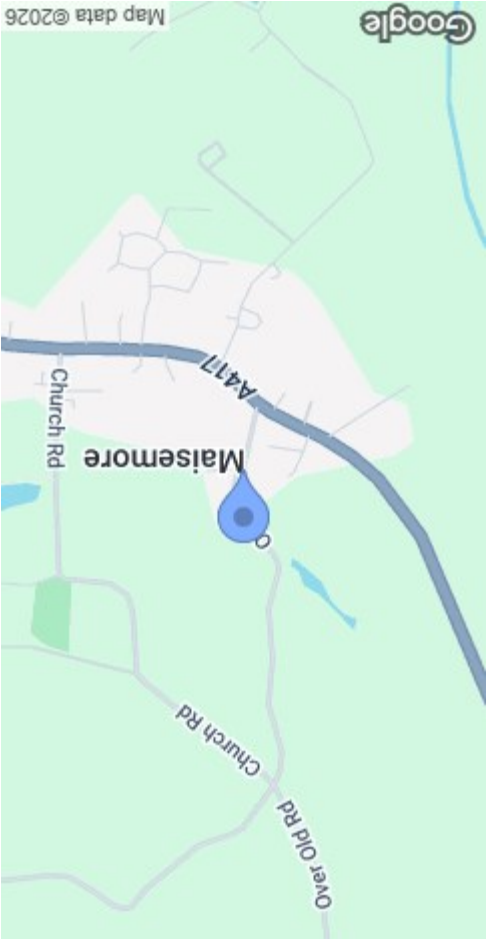


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	7.5
Target	4.6
Environmental Impact (CO ₂) Rating	
Current	46
Target	35

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1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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Bell Cottage Old Road
Maisemore GL2 8HS

Guide Price £450,000

A SUPERBLY REFURBISHED THREE / FOUR BEDROOM DETACHED COTTAGE with BEAUTIFUL KITCHEN / DINING ROOM, THREE RECEPTIONS, ORIGINAL CHARACTER FEATURES to include, EXPOSED BEAMS and LARGE FIREPLACE, SEPARATE UTILITY, SPACIOUS BRICK BUILT WORKSHOP and ENCLOSED REAR GARDEN.

The village of Maisemore has a good Community atmosphere catering for all ages with various sporting groups, drama groups, church, local public house, modern village hall, business centre, nursing home, primary school in the neighbouring village of Hartpury, with the senior school catchment area being Newent.

The city centre of Gloucester is approximately 2 miles away and access to the M5 (junction 11) is approximately 6 miles away for the Midlands, North, Wales and South West.



Entrance via UPVC double glazed door into:

PORCH
7'29 x 3'84 (2.13m x 0.91m)

Tiled flooring, front aspect UPVC double glazed window, opening into:

KITCHEN
19'89 x 11'21 (5.79m x 3.35m)
Newly fitted, range of base, wall and drawer mounted units, Belfast sink with mixer tap over, quartz effect worktops, centre island with seating, space for large range style cooker, built-in dishwasher, large pantry style cupboard, space for large fridge / freezer, cupboard, radiator, inset ceiling lights, partly tiled walls, side aspect UPVC double glazed window, wooden door into:

REAR PORCH
Tiled flooring, power points, rear aspect UPVC windows, frosted UPVC double glazed door to the rear.

INNER HALL
Wooden flooring, power points, original wooden door into:

LOUNGE
16'76 x 15'37 (4.88m x 4.57m)
Beautiful original fireplace with stone hearth, wood mantle over, brick surround, inset wood burner, original wooden beams, two original windows looking into inner hall, TV point, power points, radiator, front aspect UPVC double glazed window.

DINING ROOM
13'06 x 8'28 (4.11m x 2.44m)
Radiator, power points, panelled walling, shelving, feature circular window looking into inner hall, rear aspect UPVC double glazed window.

SITTING ROOM
15'09 x 9'12 (4.80m x 2.74m)
Radiator, power points, original wooden beams, two front aspect UPVC double glazed windows.

UTILITY
6'85 x 5'48 (1.83m x 1.52m)
Plumbing for washing machine, space for tumble dryer, Belfast sink with mixer taps over, radiator, tiled wall, power points, rear aspect UPVC double glazed window.

SHOWER ROOM

White suite, corner shower cubicle with shower above, low level WC, wall mounted wash hand basin with tiled splashback, rear aspect UPVC double glazed frosted window, tiled flooring and walls.

FROM THE LOUNGE, THE STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Wooden door to airing cupboard with slatted shelving, storage cupboard, double doors give access to further storage area, power points, access top loft space.

BEDROOM 1
20'83 x 10'46 (6.10m x 3.05m)
Radiator, power points, two sets of built-in wardrobes with hanging space and shelving, triple aspect UPVC windows to the front rear and side.

BEDROOM 2
16'58 x 11'36 (4.88m x 3.35m)
Two radiators, power points, double aspect UPVC windows to the front and side.

BEDROOM 3
10'75 x 8'41 (3.05m x 2.44m)
Original floor boards, radiator, power points, side aspect UPVC double glazed window, set up into:

BEDROOM 4 / DRESSING ROOM
12'52 x 7'76 (3.66m x 2.13m)
Radiator, power point, large double doors give access to storage area with shelving and hanging space, rear aspect UPVC double glazed window.

BATHROOM
11'88 x 8'62 (3.35m x 2.44m)
Double shower cubicle with fully tiled walls and rainfall shower, free standing bath with mixer tap over, low level WC, pedestal wash hand basin, heated towel rail, radiator, side aspect UPVC double glazed window.

OUTSIDE
To the front of the property there is off road parking for two / three vehicles, step up to front door, outside tap, to the left hand side of the front door is a door giving access to a good size storage room measuring 15'37 x 7'51. To the rear of the property a pathway leads to garden, laid to lawn, seating area, gravel /BBQ area, raised beds all enclosed by walling and fencing, wrought iron gate giving access to the front of the property, door into:

WORKSHOP

20'16 x 16'26 (6.10m x 4.88m)
Power and lighting. Wrought iron gate giving access to the front of the property.

SERVICES
Mains electric, water and drainage. Oil tank

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.

LOCAL AUTHORITY
Council Tax Band: E
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Gloucester proceed out of town along the A417, into the village of Maisemore. Take a right hand turning into Old Road, continue along this road where the driveway can be found after a short distance on your left hand side.

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.