



## 28 Farmhouse Road Brockworth

Gloucester, GL3 4WR

**Offers in excess of £305,000**



Murdock & Wasley Estate Agents are delighted to welcome to the market this exceptionally presented three bedroom home built in 2022. The accommodation has been upgraded & early viewing is quite simply essential. On the ground floor we have: Entrance hallway, cloakroom, lounge & kitchen/diner. Upstairs are three bedrooms, en-suite & family bathroom.

Outside we have a spacious SOUTH FACING garden with GARAGE & PARKING directly to the side. Presented in fantastic condition if you are a first time buyer then this is one we strongly urge to view.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, karndean flooring, door too:

### Lounge 14'5 x 12'1 (4.39m x 3.68m)

Upvc double glazed windows to front, television point, radiator, power points, karndean flooring, door to:

### Kitchen/Diner 15'5 x 13'1 (4.70m x 3.99m)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with hob & hood, integral fridge/freezer, washer/dryer & dishwasher. Cupboard housing "Ideal" boiler, karndean flooring, power points, radiator, under stairs storage cupboard, door to:

### Cloakroom

Low level wc & pedestal wash hand basin, radiator, partly tiled walls.

### First Floor Landing

Access to loft via hatch, radiator, doors to all rooms.

### Bedroom 1 12'1 x 11'11 (3.68m x 3.63m)

Upvc double glazed windows to front, radiator, power points, door to:

### En-Suite Bathroom

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, radiator, tiled flooring.

### Bedroom 2 11'1 x 8'10 (3.38m x 2.69m)

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 3 11'1 x 6'6 (3.38m x 1.98m)

Upvc double glazed windows to rear, radiator, power points.

### Bathroom

Panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, radiator, power points.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated side access.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Local Authority

Tewkesbury Borough Council- Band C

### Services

Mains water, gas, electricity & 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			97
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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