

28 Farmhouse Road Brockworth

Gloucester, GL3 4WR









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/drainer, 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

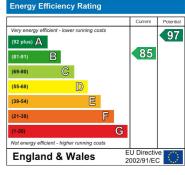
Services

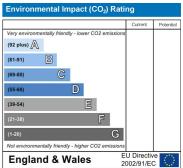
Mains water, gas, electricity & drainage.

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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