



## Rose Cottage Green Street

Brockworth, Gloucester, GL3 4LS

**£300,000**



We are delighted to welcome to the open market this exceptionally presented two double bedroom, two en-suites semi-detached period cottage located on Green Lane, Brockworth. In terms of internal living accommodation we have: Entrance porch, lounge, kitchen/diner, cloakroom & utility. Upstairs are two double bedrooms, both benefiting from en-suites.

Outside is just as impressive with a generous size garden. Directly to the front we have ample off road parking.



### Entrance Hall 6'2" x 4'3" (1.89 x 1.32)

Approached via Upvc double glazed front door, Upvc double glazed windows to front, radiator, laminate flooring, door through to:

### Lounge 15'4" x 11'1" (4.69 x 3.38)

Upvc double glazed windows to front & side, television point, log burner, laminate flooring, archway through to:

### Kitchen/Diner 12'6" x 11'0" (3.83 x 3.37)

Upvc double glazed windows to both side & rear, eye & base level units with "Quartz" work tops, sink/drain, electric oven with induction hob & hood, space for appliances, breakfast bar with "Quartz" work tops, two radiators, power points, laminate flooring, stairs leading to first floor with under stairs storage, power points, archway to:

### Utility Room 9'11" x 6'3" (3.03 x 1.93)

Upvc double glazed windows to rear, door to side, wall mounted combination boiler, base level units with "Quartz" work tops, plumbing & space for washing machine & tumble dryer, laminate flooring. Door to:

### Cloakroom 6'4" x 2'2" (1.95 x 0.68)

Low level wc & pedestal wash hand basin, tiled walls, towel rail.

### First Floor Landing

Recessed down light, doors to both bedrooms.

### Bedroom 1 12'1" x 11'2" (3.70 x 3.42)

Two Upvc double glazed windows to front, radiator, power points. Door to:

### En-Suite 11'1" x 2'11" (3.39 x 0.89)

Upvc frosted double glazed window to side, walk in shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled walls, extractor fan.

### Bedroom 2 8'2" x 7'9" (2.49 x 2.38)

Upvc double glazed windows to rear, radiator, power point, built in storage, door to:

### En-Suite 10'11" x 3'6" (3.35 x 1.08)

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, tiled walls, tiled flooring. extractor fan.

### Rear Garden

A beautifully maintained garden which is partly paved, mainly laid to lawn, cold water tap, gated side access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council- Band D

### 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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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