



37 Green Close

Brockworth, Gloucester, GL3 4ND

£300,000



Murdock & Wasley Estate Agents are delighted to welcome to the market this excellent-sized family home, located in a quiet cul-de-sac in Brockworth. If you are looking for OPEN PLAN Living then look no further than this.

In terms of the accommodation we have: Entrance hallway, cloakroom, lounge & kitchen/diner. Upstairs are three bedrooms & bathroom.

Outside we have a spacious rear garden with purpose built HOME OFFICE.

Whether you're a family looking to downsize or first-time buyers seeking a spacious home, this property is one we strongly advise viewing



Entrance Porch

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

Entrance Hallway

Upvc double glazed window to side, radiator, power points, recessed down lights, central heating thermostat, staircase to first floor, doors to kitchen & lounge.

Lounge/Diner 22'7" x 11'5" (6.9 x 3.5)

Upvc double glazed windows to front, radiator, power points, television point, engineered oak flooring, log fire place.

Cloakroom

Low level wc & pedestal wash hand basin.

Open Plan Kitchen/Diner 20'4" x 18'0" (6.2 x 5.5)

Upvc double glazed window to rear & Upvc double glazed bi-fold doors to rear, sky light, eye & base level units with roll edge work surfaces, sink/drainer, electric oven with electric hob & hood, integral dishwasher, space for fridge/freezer, plumbing for washing machine, two storage cupboards, recessed down lights, tiled flooring, radiator, power points.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1 12'5" x 12'1" (3.8 x 3.7)

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

Bedroom 2 12'5" x 8'10" (3.8 x 2.7)

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

Bedroom 3 9'6" x 8'10" (2.9 x 2.7)

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

Bathroom 9'10" x 6'2" (3.0 x 1.9)

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, cupboard housing combination boiler, heated towel rail, part tiled walls.

Rear Garden

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

Garden Room/ Home Office 18'0" x 7'6" (5.5 x 2.3)

Upvc double glazed bi-fold doors, power & lighting.

Front

Driveway.

Agents Note

We are advised that this property was once of Non Traditional Construction however now benefits from a valid PRC Certificate.

Tenure

Freehold.

Services

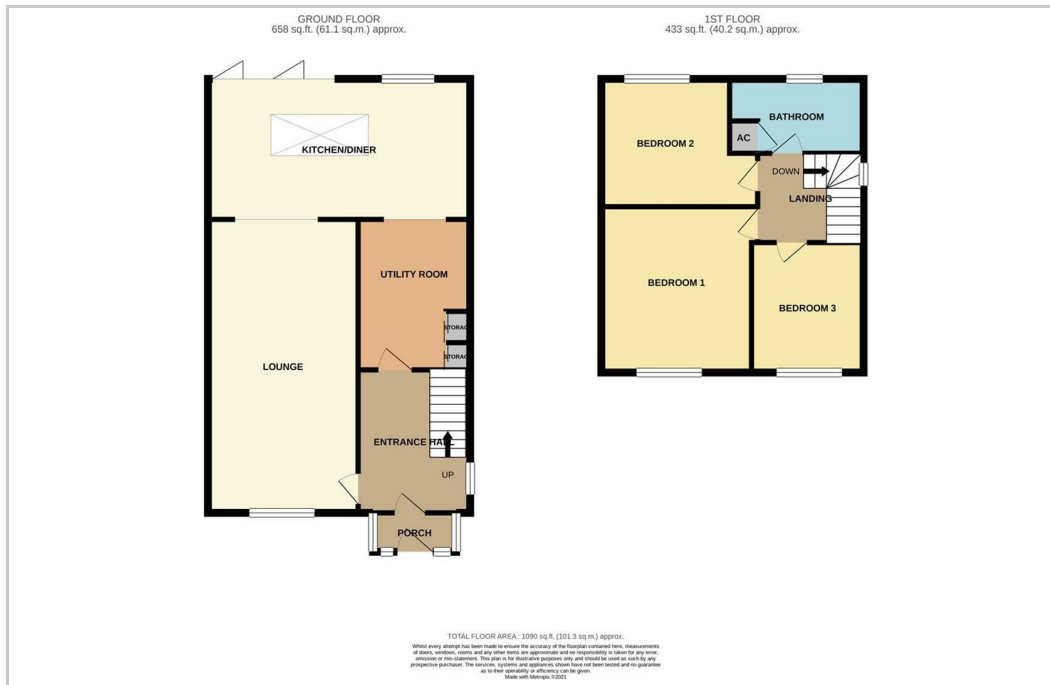
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Council- Band A

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			86
(81-91) B		74	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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