



2 Brookfield Cottages, Brook Lane

Down Hatherley, Gloucester, GL2 9PR

Offers in excess of £425,000



Murdock & Wasley Estate Agents are delighted to welcome to the market this charming four bedroom semi-detached cottage nestled in a popular and convenient location. Ideally situated near Gloucester, Cheltenham, and Tewkesbury, the property benefits from excellent transport links and offers beautiful countryside views providing the perfect blend of rural tranquillity and easy access to local amenities.

Offering spacious and versatile accommodation, this property features two reception rooms, downstairs shower room, utility and conservatory. Externally, the property boasts an expansive rear garden a driveway accessed via electric gates, providing ample off road parking.



Entrance Hall

Accessed via composite door, storage cupboard, tiled flooring, side aspect upvc double glazed window. Doors lead off:

Lounge

Tv point, power points, feature fireplace with wood burning stove, radiator, fitted storage cupboard, picture rail, front aspect upvc double glazed window. Door to:

Kitchen/ Diner

Range of base, drawer and wall mounted units, solid wooden worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points, Smeg range cooker with five ring induction hob, space for fridge, freezer and dishwasher. Inset ceiling spotlights, tiled flooring, rear aspect upvc double glazed windows and upvc double glazed French doors into the conservatory. Opening to:

Utility

Wall mounted units, solid wooden worksurfaces, power points, space for washing machine and tumble drier, wall mounted radiator, tiled flooring, side aspect upvc double glazed window and rear aspect upvc double glazed door leading to the garden.

Study

Power points, front and side aspect upvc double glazed window.

Shower Room

Suite comprising, step in shower cubicle with shower off the mains, low level wc, wall mounted wash hand basin with mixer tap over, partly tiled walls, wall mounted storage cupboard, heated towel rail, tiled flooring.

Conservatory

Of upvc construction with brick base and polycarbonate roof, power points, upvc double glazed door leading to the garden.

Landing

Power points, radiator, access to loft space via hatch.

Bedroom One

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, front and side aspect upvc double glazed window.

Bedroom Three

Power points, rear aspect upvc double glazed window.

Bedroom Four

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising, panelled bath, low level wc, pedestal wash hand basin, wooden door to airing cupboard, partly tiled walls, heated towel rail, wall mounted storage cupboard, rear aspect frosted upvc double glazed window.

Outside

Accessed via wooden electric gates, the front of the property features a spacious gravel driveway that offers ample off road parking. The driveway extends to a wooden gate for convenient access to the rear garden.

At the rear of the property, there is a flagstone patio ideal for outdoor seating and entertaining. This leads to a spacious lawn featuring a garden shed. The garden is fully enclosed by wooden stock proof fencing and mature trees. Additional features include, outside tap and security lighting.

Agents Note

* We are advised that the field adjacent to the property is subject to an ongoing planning application.

* Part of the land, a section of the garden and the driveway, are subject to a covenant, restricting the usage to garden and parking use.

Tenure

Freehold

Services

Mains water, drainage and electricity.

Oil fired central heating.

Local Authority

Tewkesbury Borough Council

Council Tax Band: C

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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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