



## The Old Coach House Stroud Road

Brookthorpe, Gloucester, GL4 0UJ

**Offers in the region of £550,000**



The Old Coach House, nestled in the historic village of Brookthorpe, this beautifully presented semi-detached home offers a perfect blend of character, charm, and modern living. With versatile accommodation and ease of access to Gloucester's wide range of attractions, this stunning property is ideal for families. The living accommodation comprises of: Entrance hall, kitchen/diner, lounge, play room, utility, three double bedrooms, bathroom & en-suite.

Outside to the rear we have an enclosed garden with driveway directly to front.





### Entrance 12'4 x 6'11 (3.76m x 2.11m)

Approached via front door, double glazed windows to front & side, radiator, power points, exposed bricks, recessed down lights, doors to both play room & entrance hallway,

### Entrance Hallway 16'5 x 2'9 (5.00m x 0.84m)

Accessed via door, laminate flooring, radiator, recessed down lights, opening to kitchen/diner, doors to lounge, bedroom 1 & bathroom. Storage cupboard.

### Kitchen/Diner

#### Dining Area 10'0 x 9'4 (3.05m x 2.84m)

Upvc double glazed french doors to rear, radiator, laminate flooring, power points, opening to:

#### Kitchen 11'11 x 9'3 (3.63m x 2.82m)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, hot water tap, electric double oven with separate induction hob & hood, built in dishwasher, space for further appliances, tiled flooring, partly tiled walls, power points, tiled flooring.

#### Lounge 14'0 x 12'9 (4.27m x 3.89m)

Upvc double glazed windows to rear, television points, power points, stairs leading to first floor.

#### Family Room/Bedroom 11'0 x 9'8 (3.35m x 2.95m)

Television point, power points, radiator, door through to:

#### Utility Room 9'9 x 4'8 (2.97m x 1.42m)

Double glazed window to front, plumbing & space for washing machine & tumble dryer, wall mounted combination boiler.

#### Bedroom 1 12'8 x 10'4 (3.86m x 3.15m)

Upvc double glazed windows to rear, television point, built in wardrobes, radiator.

### First Floor Landing

Storage cupboard, doors to bedrooms 2 & 3.

#### Bedroom 2 12'9 x 7'6 (3.89m x 2.29m)

Upvc double glazed velux window to rear, radiator, power points, door to:

### Shower Room

Frosted window to side, walk in shower, low level wc & vanity wash hand basin, radiator, tiled walls.

#### Bedroom 3 12'9 x 10'6 (3.89m x 3.20m)

Velux window to front & window to side, radiator, power points, storage cupboard.

### Rear Garden

An enclosed area which is partly paved, area laid to artificial lawn, gated rear access.

### To The Front

Accessed via private gates, two sheds & a summer house with power. area laid to lawn, driveway.

### Tenure

Freehold.

### Services

Mains water, gas, electricity, drainage, LPG.

### Local Authority

Stroud District Council- Band E

### Awaiting Vendor Approval

Stroud District Council- Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	64
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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