



60 Boverton Avenue

Brockworth, GL3 4ER

Offers in excess of £350,000



Murdock & Wasley Estate Agents are delighted to bring to market this spacious and heavily extended four bedroom semi-detached home, located at the end of a quiet no-through road in the sought-after area of Brockworth.

Perfectly suited for growing families, this property offers an impressive amount of living space throughout. Internally, the accommodation has been thoughtfully extended to provide a flexible layout that balances family living and entertaining.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed window to front, tiled flooring, two radiators, power points, doors leading to cloakroom, lounge & opening to dining area, stairs also leading to first floor. recessed down lights.

Cloakroom

Upvc double glazed window to front, low level wc & pedestal wash hand basin, radiator.

Lounge

Upvc double glazed french doors to rear, television point, radiator, power points, recessed down lights, radiator.

Dining Area

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, under stairs storage cupboard. Door to:

Kitchen

Upvc double glazed windows to rear, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge/freezer, space for further appliances, tiled flooring, radiator, power points.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, opening to:

En-Suite

Upvc frosted double glazed windows to rear, freestanding bath, low level wc & pedestal wash hand basin, tiled flooring.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Upvc double glazed frosted windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights. extractor fan.

Rear Garden

An enclosed area which is partly paved with an artificial lawn.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority


Tewkesbury Borough Council- 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		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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