



21 Ashbrittle Road

Brockworth, GL3 4FT

£260,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this immaculately presented two double bedroom semi-detached home, ideally located in a highly sought-after position with a lovely open outlook to the front.

This property is perfect for first-time buyers and benefits from modern décor throughout, generous room sizes, and no onward chain, making for a smooth and hassle-free purchase.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.



Entrance Hallway 9'10 x 5'0 (3.00m x 1.52m)

Approached via Upvc double glazed front door, radiator, tiled flooring, power points, stairs leading to first floor, doors to cloakroom, kitchen & lounge/diner.

Cloakroom 4'10 x 3'5 (1.47m x 1.04m)

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, tiled flooring, partly tiled walls, heated towel rail.

Kitchen 9'9 x 6'4 (2.97m x 1.93m)

Upvc double glazed window to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, power points, partly tiled walls, tiled flooring, cupboard housing combination boiler, radiator.

Lounge/Diner 14'10 x 10'10 (4.52m x 3.30m)

Upvc double glazed window & door to rear, television point, radiator, power points, laminate flooring, under stairs storage cupboard.

Conservatory 11'8 x 6'10 (3.56m x 2.08m)

Upvc double glazed door to side, Upvc double glazed windows to rear, glass roof, radiator, power points, laminate flooring.

First Floor Landing 5'4 x 3'7 (1.63m x 1.09m)

Access to loft via hatch, doors to all rooms.

Bedroom 1 12'11 x 7'6 (3.94m x 2.29m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2 12'9 x 6'6 (3.89m x 1.98m)

Two Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bathroom 6'5 x 6'2 (1.96m x 1.88m)

Walk in shower cubicle, low level wc & pedestal wash hand basin, recessed down lights, heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band B

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		
(81-91) B		
(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

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