



## 3 Oak Drive

Brockworth, Gloucester, GL3 4DQ

**£325,000**



Murdock & Wasley Estate Agents are excited to bring to the open market this beautifully refurbished two-bedroom semi-detached bungalow, ideally positioned in a popular and convenient location close to local amenities and excellent transport links.

The property offers generously proportioned accommodation, finished to an impeccable standard throughout. Externally, it features a well-maintained garden and a high-quality resin driveway. Offered for sale with no onward chain, we anticipate strong interest and highly recommend an early viewing to avoid disappointment.



### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, inset ceiling spotlights, access to loft space with drop down ladder, vinyl flooring. Doors lead off:

### Kitchen/ Diner

Range of base, wall and drawer mounted units, wooden worksurfaces, sink unit with a mixer tap over. Appliance points, power points, oven/ grill with five ring gas hob and extractor hood over. Integral fridge/ freezer, dishwasher and washing machine. Inset ceiling spotlights, radiator, vinyl flooring, breakfast bar with seating, wooden door to airing cupboard housing the 'Ideal' gas fired combination boiler, two rear aspect upvc double glazed windows and door leading to the garden.

### Lounge

Tv point, power points, two radiators, inset ceiling spotlights, front aspect upvc double glazed window.

### Bedroom One

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

### Bedroom Two

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower attachment, walk in shower with waterfall shower head, low level wc, wall mounted wash hand basin with storage below and mixer tap over. Heated towel rail, fully tiled walls, inset ceiling spotlights, two rear aspect upvc double glazed windows.

### Outside

To the front of the property is a fully permeable resin driveway, offering off-road parking for multiple vehicles. Adjacent to this is a neatly kept flat lawn, enclosed by wooden panel fencing. A pathway leads to the front entrance and continues along the side of the property, providing gated access to the rear garden.

To the rear, you'll find a beautifully enclosed outdoor space, featuring a newly laid patio, ideal for outdoor dining and entertaining. Steps lead up to a well-maintained lawn, also enclosed by wooden panel fencing for added privacy. The garden further benefits from a useful storage area and an outside tap.

### Agents Note

We are advised that this property was originally of non-traditional construction; however, it now benefits from a PRC Certificate, confirming that it has been repaired to a recognised standard and is therefore fully mortgageable.

### Tenure

Freehold

### Services

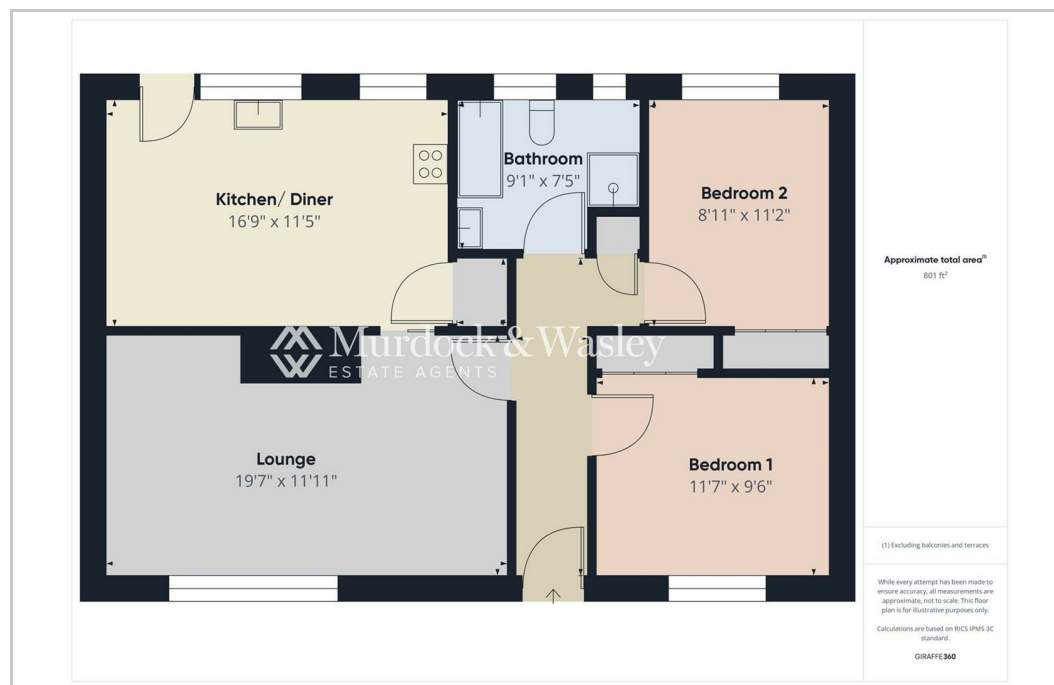
Mains water, gas, electricity and drainage.

### Local Authority

Tewkesbury Borough Council  
Council Tax 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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