



17 Robinswood Close

Brockworth, GL3 4GS

Offers in excess of £300,000



Murdock & Wasley Estate Agents are delighted to welcome to the market this beautifully appointed three-bedroom semi-detached home, ideally located on a quiet no through road in Brockworth.

Offered in excellent condition throughout, this property is perfectly suited to first-time buyers looking for a hassle-free move into a well-maintained and ready-to-go home.

The living accommodation comprises of: Entrance hallway, cloakroom, OPEN PLAN Kitchen/Lounge/Diner, three bedrooms, en-suite & bathroom.



Entrance Hallway 9'7" x 3'9" (2.92m x 1.14m)

Approached via double glazed front door, radiator, power points, fuse box, stairs leading to first floor, doors to cloakroom & open plan lounge/kitchen/diner.

Cloakroom 5'7" x 3'0" (1.70m x 0.91m)

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

Open Plan Kitchen/Diner/Lounge 26'8" x 15'4" (8.13m x 4.67m)**Kitchen**

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, integral fridge/freezer, dishwasher & washing machine, cupboard housing combination boiler, recessed down lights, central heating thermostat, tiled flooring.

Lounge/Diner

Upvc double glazed french doors to rear, radiator, power points, television point, under stairs storage cupboard, carpet.

First Floor Landing 6'10" x 3'1" (2.08m x 0.94m)

Access to loft via hatch, doors to all rooms.

Bedroom 1 12'8" x 10'2" (3.86m x 3.10m)

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

En-Suite 6'6" x 4'9" (1.98m x 1.45m)

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, shaver point, extractor fan, recessed down lights.

Bedroom 2 10'4" x 8'9" (3.15m x 2.67m)

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

Bedroom 3 10'3" x 6'4" (3.12m x 1.93m)

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

Bathroom 6'8" x 5'6" (2.03m x 1.68m)

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

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, door to garage.

Garage

Up & over door, power & lighting.

Tenure

Freehold.

Services

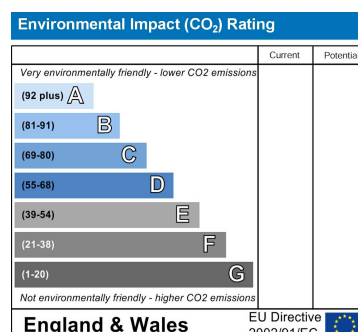
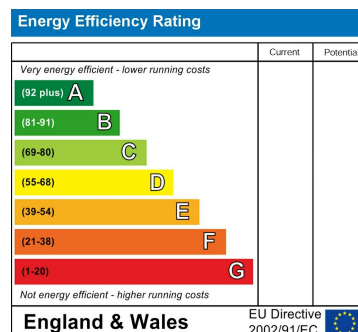
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band C

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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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