



R B WALTERS
ESTATE AGENTS



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*Hawthorne Close, Brockworth, Gloucester,
Gloucestershire, GL3 4GX.*

£280,000

Parking for 2/3 cars without the need to move one out the way to use the other, a garage with power and light and a beautifully presented home that is nearly impossible not to like.

Being sold with no onward chain, this modern 3-bedroom house is beautifully presented with a contemporary style which is sure to appeal to many and the fantastic open plan ground floor space is both welcoming and practical.

Good quality hard flooring is throughout the ground floor and the neutrally decorated accommodation is both light and well proportioned with living room, kitchen and cloakroom on the ground floor and then three bedrooms, en suite shower and separate bathroom upstairs.

Outside the garage can easily be accessed from the front or from the private pathway to the rear which is gated and belongs to and is the sole use of the sellers. Parking in front of the garage is for two cars comfortably and probably three and such is the layout that it is possible to move any car at any time without the need to move another.

This property requires nothing doing to it and would make an ideal first time, family home or investment purchase and viewing is highly recommended.

Services

Mains Water (metered)

Mains Drainage

Gas Central Heating

Electric

Broadband Available

Entrance Hall

Cloakroom

5' 9" x 3' 1" (1.75m x 0.94m)

Living Room

16' 6" x 15' 6" (5.03m x 4.72m)

Kitchen

9' 2" x 8' 2" (2.79m x 2.49m)

First Floor Landing

Bedroom

10' 2" x 9' 1" (3.10m x 2.77m)

Ensuite

6' 9" x 4' 4" (2.06m x 1.32m)

Bedroom

10' 4" x 8' 9" (3.15m x 2.66m)





Bedroom

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

Bathroom

6' 10" x 4' 11" (2.08m x 1.50m)

Outside

Driveway Parking for 2/3 Cars

Garage

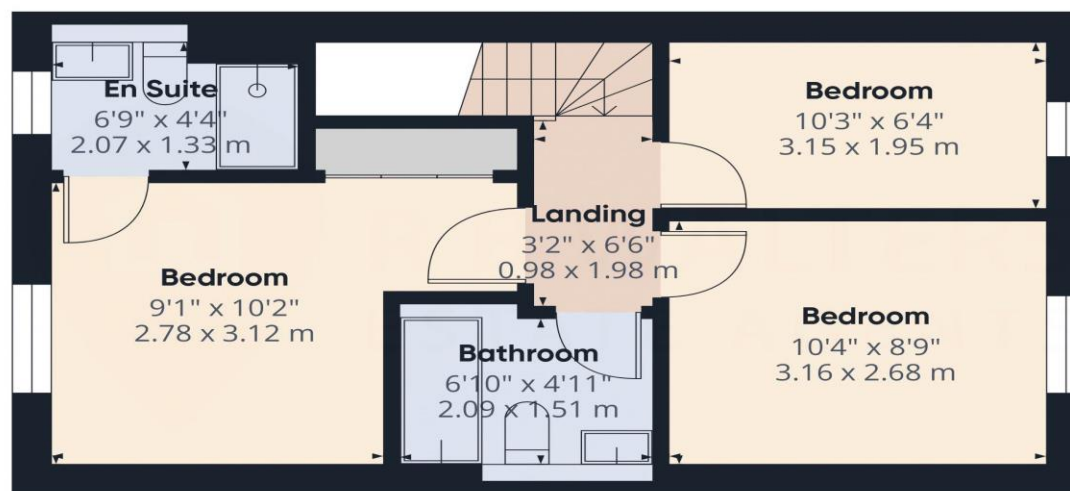
17' 10" x 8' 6" (5.43m x 2.59m)

Rear Garden





Ground Floor



Floor 1

Approximate total area⁽¹⁾

779 ft²

72.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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