



Moorfield Road, Brockworth GL3 4JB
Offers Over £347,500



Moorfield Road, Brockworth GL3 4JB

• Sought after residential area with easy access to the M5 and amenities • Perfect for the family • Stylish and well presented kitchen • Open plan living/dining room • Three double bedrooms • Modern shower room • Enclosed rear garden • Garage and off road parking with electric charger point • Tewkesbury Borough Council, tax band C - £1,908.88 (2024/2025) • EPC rating C69



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Offers Over £347,500

Entrance porch

Two double-glazed windows to front elevation, double-glazed window to side elevation, storage cupboards, radiator, tiled flooring, door to;

Entrance hall

Stairs to the first floor, vinyl flooring.

Living/dining room

The dining area consists of a double-glazed bay window to the front elevation, a radiator, vinyl flooring that continues into the living room which comprises double-glazed windows and French doors leading out into the garden, wooden panelled fireplace inset electric wood burner, radiator.

Kitchen

Double glazed windows and door leading into the lean to which is located to the rear of the property, a range of matching modern grey high gloss wall and base units with wooden effect work surface and matching upstands, inset one bowl sink with modern mixer tap, a range of integrated appliances to include electric hob with extractor hood over, fridge freezer, double oven, wine cooler and dishwasher, luxury vinyl flooring.

Lean to

French doors to garden, door to garden.

On the first floor

Landing

Double-glazed window to front elevation, access to loft via hatch which is partially boarded with an integrated ladder and light.

Bedroom one

Double glazed window to rear elevation, a range of built-in wardrobes and units, radiator.

Bedroom two

Double-glazed window to rear elevation, a range of built-in wardrobes, radiator.

Bedroom three

Double-glazed window to rear elevation, radiator.

Shower room

Double glazed obscure window to side elevation, shower cubicle, double

vanity wash hand basins on wooden work surface with high gloss drawers, tiled splash backs.

Outside

To the front of the property, there is ample off road parking with access to the front of the garage along with gated side access leading to the garden. There is also an electric charging point.

To the rear of the property, there is a good size garden featuring astroturf and gravelled areas with a range of mature trees and shrub borders. There is also a wooden workshop or home office and shed.

Garage

Up and over door to front elevation, wall mounted Vaillant boiler, power and light, two windows to side elevation, door leads to the lean to.

Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities to include; Shops, Bank, Library, Supermarket, Pubs and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Tewkesbury Borough Council; £1,908.88 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

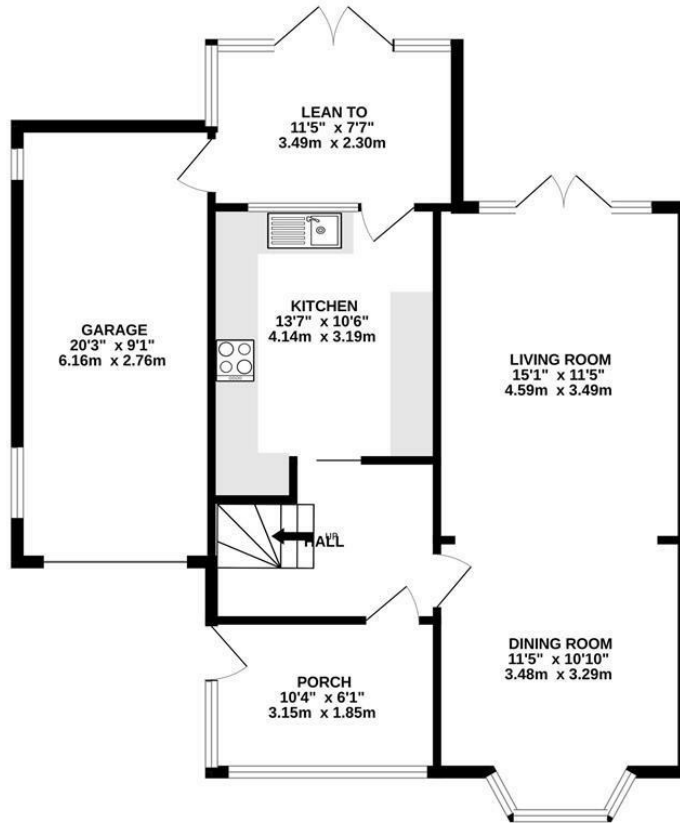
Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: EE, Three, O2 and Vodafone



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

