



Willowbrook
27 Farmfield Road

Willowbrook, 27 Farmfield Road, Warden Hill GL51 3RD

£342,500



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- Chain free
- Downstairs cloakroom
- Low maintenance garden
- Close to local amenities and excellent local schools
- Popular location
- Three bedrooms
- Semi detached house
- Good transport links nearby
- Cheltenham Borough Council; Tax band C - £1,919.02 (2024/2025)
- EPC rating C70

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£342,500

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Entrance hall

Stairs to the first floor, radiator.

Cloakroom

Comprising low-level flush WC, vanity wash hand basin, heated towel rail, and obscure glazed window to front aspect.

Kitchen

The kitchen comprises of work surfaces with cupboards and drawers under, wall cupboards, gas hob with double oven under, stainless steel sink with mixer tap, space for automatic washing machine, integrated dishwasher, opening through to living/dining room and window to the front aspect.

Livining/Dining Room

The spacious living/dining room has a useful storage/cloaks cupboard, radiator, a window to the rear, and French doors opening onto the rear garden.

On the first floor

Landing

The first-floor landing has an airing cupboard, doors to all rooms, and access to the loft via a hatch which has a light and ladder.

Bedroom One

Window to front aspect, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bedroom Three

Window to rear aspect, radiator.

Bathroom

The family bathroom has an obscure glazed window to the front aspect and is fitted with a white suite comprising panelled double-ended bath with shower over, low-level flush WC, and pedestal wash hand basin.

Outside

To the front of the property is a driveway with two parking spaces (owned and maintained by the local housing association). Pedestrian side access leads to the rear garden. The low-maintenance rear garden is laid to block paving with garden sheds with power supply. Timber fencing to boundaries.

Location

Located on Farmfield Road, a popular road within Warden Hill. Excellent local amenities including shops, post office, well respected primary and secondary schools are nearby. There are regular bus services to both Cheltenham, The Railway Station, Gloucester, and Stroud.

Material Information

Tenure: Freehold.

Service charges approximately £27.00 per month covering the maintenance of the brook to the rear, keeping it clear and cut back, cutting the hedges to the front of the property, and maintaining the shared driveway.

Council Tax Band: Tax Band C

Local Authority and Rates: Cheltenham Borough Council; £1,919,02 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 7 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: Three, O2 and Vodafone



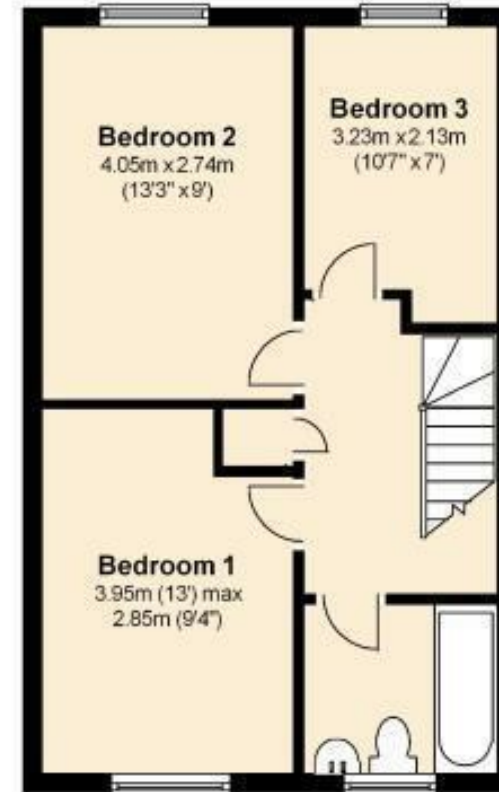
Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 77.6 sq. metres (835.5 sq. feet)

Plan not to scale. For guidance purposes only
Plan produced using The Mobile Agent.

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.

Energy Efficiency Rating		Current	Potential
102 (100)	A		
81 (81)	B		
69 (69)	C		
55 (55)	D		
39 (39)	E		
21 (21)	F		
10 (10)	G		
All energy efficient - higher running costs			
England & Wales		85	70
EU Directive 2002/91/EC			



