



22 Hickley Gardens, Brockworth GL3 4QS

£290,000



22 Hickley Gardens, Brockworth GL3 4QS

- Two double bedrooms
- Modern bathroom
- Modern Kitchen/Breakfast room
- Utility room
- Ample off road parking to the front
- Good sized rear garden
- Office Pod/Hobby Room (*See file note)
- Close to local amenities and transport links
- Tewkesbury Borough Council Tax Band - C £1,908.88 (2024-2025)
- EPC rating E43

£290,000

Entrance hall

Airing cupboard, access to loft via hatch.

Living room

Double-glazed windows to both side and front elevations, inset feature fireplace, radiator.

Kitchen/Breakfast room

Double-glazed windows to side and rear elevations, a range of matching wall and base units with wooden effect laminate work surface over with matching upstand, inset 1 1/2 bowl stainless steel sink and mixer tap, integrated electric oven, four ring gas hob with stainless steel extractor hood over and splash back, space for freestanding fridge freezer, wooden effect laminate flooring, radiator, storage cupboard, double glazed obscure door to;

Utility room

Double-glazed door leading out into the garden, laminate work surface with space and plumbing for washing machine, tumble dryer, and dishwasher, wooden effect laminate flooring.

Bedroom one

Double-glazed window to rear elevation, radiator.

Bedroom two

Double-glazed window to front elevation, radiator.

Bathroom

Double-glazed obscure window to side elevation, bath with shower attachment, high gloss vanity wash hand basin with mixer tap, WC, heated towel rail, metro tiled splash backs, laminate flooring.

Outside

To the front of the property, there is a block paved driveway providing off-road parking and a gravelled area with various shrubs. There is side access leading to a low-maintenance garden that offers a variety of areas including a decked seating area which is enclosed with a wooden trellis, a lawn area, and a blocked paved hard-standing area ideal for outside storage.

Office Pod/Hobby Room

12 x 8 (3.66m x 2.44m)

A great bonus space with power and light. *This room will be included for the right offer on the property or available by separate negotiation.

Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, a Library, a 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 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 8Mbps, Ultrafast 1000Mbps

Mobile phone coverage: Vodafone, O2, EE and Three.



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

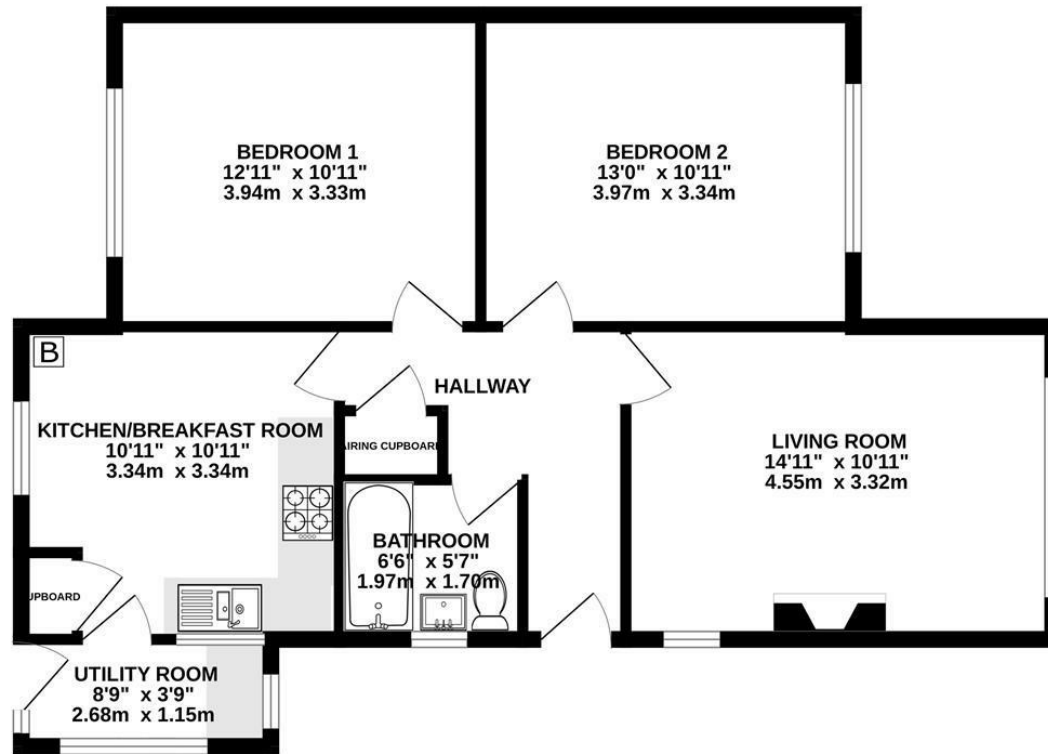
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GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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.
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