



47 Green Bank, Brockworth GL3 4NF
Offers In Excess Of £250,000



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• Integral garage and parking • Close to good schools and amenities • Chain Free • Low maintenance rear garden • Updated throughout • Gas central heating and double glazing • Good sized living/dining room • Good transport links nearby • Tewkesbury Borough Council, Tax Band B - (£1670.27 per annum 2024/25) • EPC rating - C71



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Entrance porch

Double-glazed windows to both front and side elevations, door to;

Living/Dining room

Double-glazed windows to both front and rear elevations, two radiators, laminate flooring, door to;

Inner hall

Stairs to first floor, under-stairs storage cupboard with space and plumbing for washing machine, door to;

Kitchen

Double-glazed window and door to rear elevations, a range of matching wall and base high gloss units with laminate work surface over, inset one bowl stainless steel sink, freestanding cooker with stainless steel extractor hood, metro tiled splash backs, laminate flooring, radiator.

On the first floor

Landing

Storage cupboard.

Bedroom One

Double-glazed window to rear elevation, radiator.

Bedroom Two

Double-glazed window to front elevation, radiator.

Bedroom Three

Double-glazed window to rear elevation, radiator.

Bathroom

Double-glazed obscure window to front elevation, bath, wash hand basin, radiator, tiled splash backs, vinyl flooring.

WC

Double-glazed obscure window to front elevation, WC, tiled splash backs, vinyl flooring.

Outside

To the front of the property, there is off road parking for one vehicle in front of the garage. To the rear of the property, there is an enclosed garden which is a blank canvas and is currently laid to lawn with a patio area and gravelled sections.

Garage

Up and over door to front elevation.

Location

The suburb of Brockworth is situated approximately 6 miles from Gloucester City Centre, with various levels of public and grammar schooling, local amenities, and transport links to Gloucester, Cheltenham, and Bristol.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band B

Local Authority and Rates: Tewkesbury Borough Council; £1,670.27 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

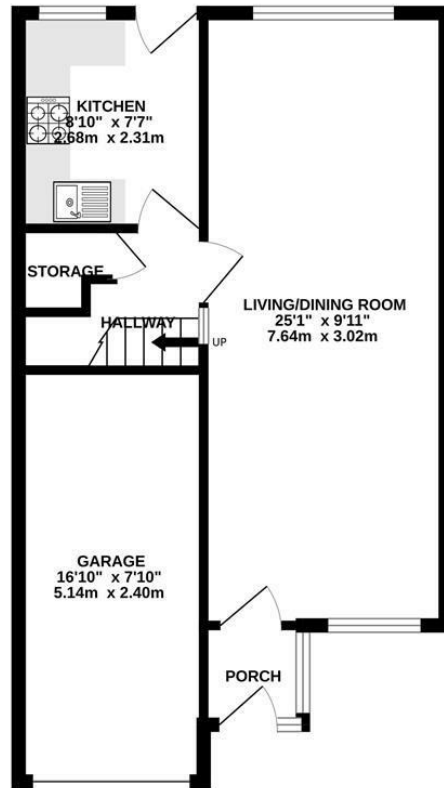
Heating: Gas central heating

Broadband speed: Standard 8 Mbps, Ultrafast 1000 Mbps.

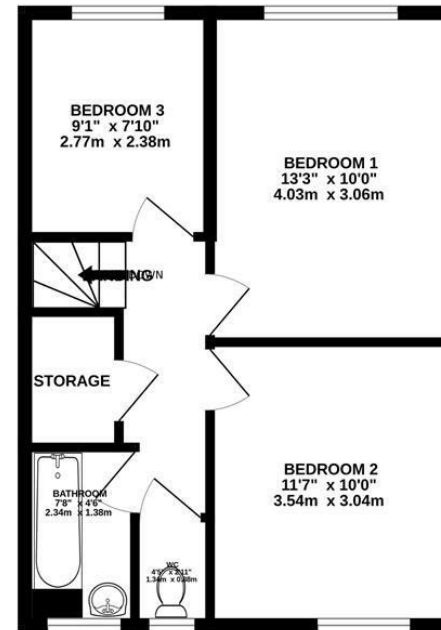
Mobile phone coverage: EE, Three, O2 and Vodafone



GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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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
100-110	A		
81-91	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



