



**23 Green Acre, Brockworth GL3 4NG**

**£200,000**



## 23 Green Acre, Brockworth GL3 4NG

• CASH BUYERS ONLY as the property is non standard construction • Chain free • A fantastic opportunity to renovate and extend subject to obtaining the relevant planning permissions • Two double bedrooms and a generous sized single bedroom • Private enclosed garden • Off road parking • Situated on a good sized plot • Gas central heating and double glazing • Tewkesbury Borough Council Tax band A - £1,431.67 (2024/2025) • EPC rating D64

**£200,000**

### Entrance Hall

Stairs to first floor, storage cupboard, wooden double doors to;

### Kitchen

Double glazed door and window to garden, a range of matching wall and base units with laminate work surface over, inset one bowl sink and drainer unit with mixer tap, space for freestanding cooker, space and plumbing for washing machine and dishwasher, wall mounted boiler, tiled splash backs and flooring, door to;

### Living/Dining Room

Double-glazed windows to both front and rear elevations, two radiators, feature fireplace. The dining area has laminate flooring whereas the living room is currently carpeted.

### On the first floor

#### Landing

Doors to all bedrooms and bathroom, double glazed window to side aspect.

#### Bedroom One

Double-glazed window to front elevation, radiator.

#### Bedroom Two

Double glazed window to rear elevation, radiator, built in wardrobe.

#### Bedroom Three

Double glazed window to front elevation, radiator.

#### Bathroom

Two double glazed windows to rear elevations, bath with

shower over, wash hand basin, WC, heated towel rail, radiator, tiled splash backs.

### Outside

To the front of the property, there is a driveway providing off-road parking for two cars along with a further off-road parking space to the side of the property. From here, there is access to the private rear garden which is mainly laid to lawn and offers a blank canvas for the next owner to put their own stamp on it. There is also a useful brick-built outhouse.

### 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. There are many local amenities and facilities in Brockworth itself as well as in nearby Hucclecote.

### Material Information

Non-standard Hawksley construction and so only available to purchase by a cash buyer.

Tenure: Freehold.

Council Tax Band: Tax Band A

Local Authority and Rates: Tewkesbury Borough Council; £1,431.67 (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 (Limited), Three (Likely), 02 (Limited) and Vodafone (Limited)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

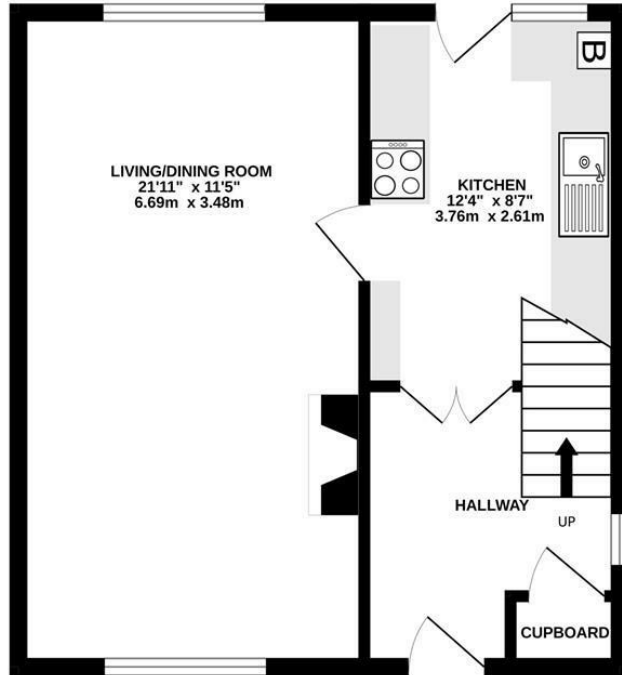
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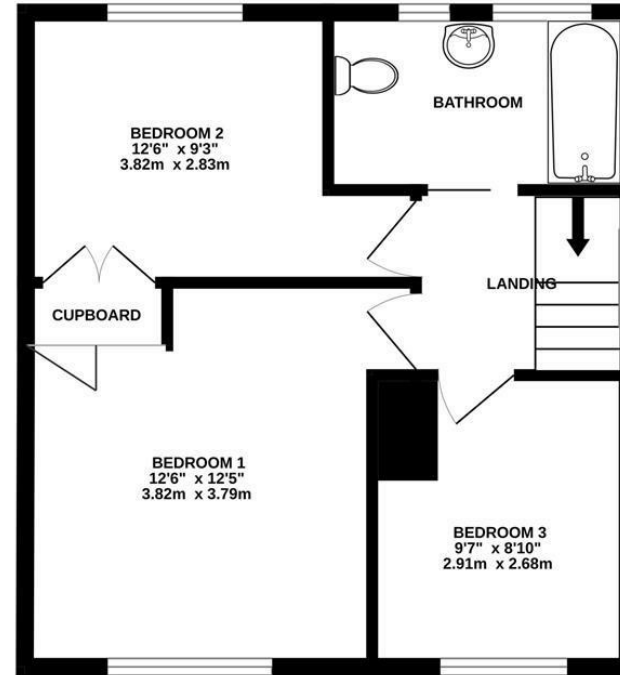
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GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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