



Moorfield Road, Brockworth GL3 4JB

£350,000



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• Chain free • Well proportioned family home which has undergone vast improvement by the current owners and allows for the opportunity to be finished by the next owner • Modern open plan Kitchen/Diner to the rear with French doors leading out into the garden • Three double bedrooms and a generous sized single bedroom • Low maintenance rear garden with raised composite decking area • Garage and driveway with off road parking to the front • Gas central heating • Located on the edge of Brockworth close to schools, amenities and transport links • Tewkesbury Borough Council Tax band D - £2,147.49 (2024/2025) • EPC rating D64

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£350,000

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Entrance hall

Radiator, doors to dining room, living room and;

WC

Double glazed obscure window to side elevation, wash hand basin, WC.

Kitchen/Dining area

Double glazed windows and French doors to the rear elevation, a range of matching modern wall and base units with work surface over, inset one bow sink and mixer tap, integrated dishwasher, space for range style cooker, space for fridge freezer, inset ceiling spot lights, wooden effect laminate flooring, stairs to first floor, understairs storage cupboard.

Living Room

Window to front elevation, radiator, wooden effect laminate flooring.

On the first floor

Landing

Access to loft which is partially boarded.

Bedroom One

Double glazed window to front elevation, radiator, door to;

Potential Ensuite

Obscured double glazed window to front elevation, ready to plumbed and fitted as a shower room.

Bedroom Two

Window to rear elevation, radiator, built in storage cupboard.

Bedroom Three

Window to rear elevation, radiator.

Bedroom Four

Window to side elevation, radiator.

Bathroom

Bath with mixer taps, glass shower screen with shower over, wall mounted wash hand basin with mixer tap, WC, tiled splash backs, tiled flooring, inset ceiling spot lights.

Garage

Up and over door to front elevation and light.

Outside

To the front of the property there is a hard standing driveway with off road parking along with gated side access leading to the rear garden. The rear garden is landscaped and low maintenance, with a large raised composite decking area. The rest of the garden is currently laid to astro turf and porcelain tiles.

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 D

Local Authority and Rates: Tewkesbury Borough Council; £2,147.49 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

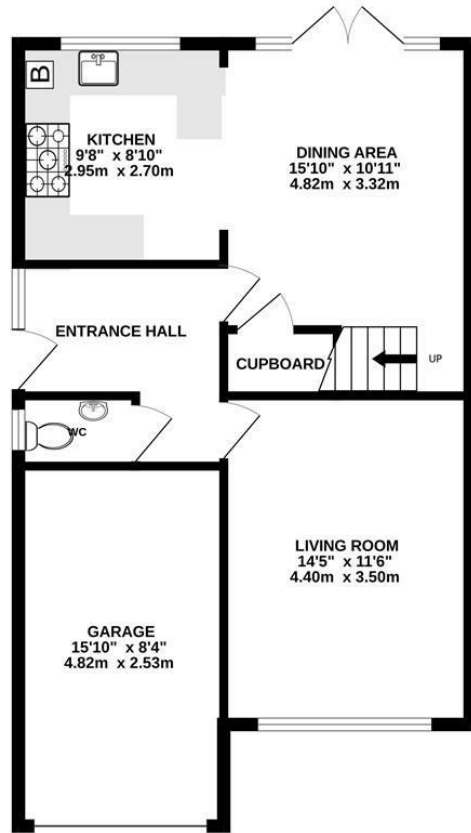
Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Ultrafast 1000 Mbps.

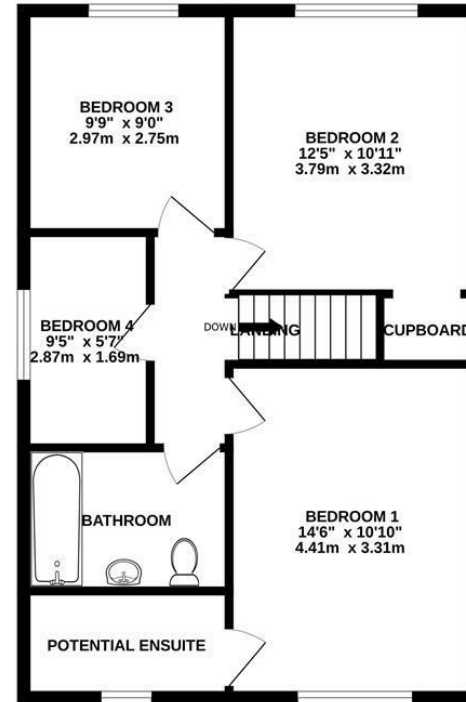
Mobile phone coverage: EE (Limited), Three (Limited), 02 (Limited) and Vodafone (Limited)



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.4 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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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.

