



Arlington Road, Brockworth GL3 4GB
£400,000



Arlington Road, Brockworth GL3 4GB

• Built by Bovis homes 8 years ago • 2 years NHBC remaining • Study • En suite shower room • Garage and parking for several cars • Well stocked garden with summer house and shed • Close to local amenities • Beautifully presented throughout • Tewkesbury Borough Council; Tax Band D; £1,908.88 (2024/2025) • EPC Rating B82

£400,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Entrance Hall

Wood effect laminate flooring, radiator, master telephone point, stairs to the first floor, doors to sitting/dining room, kitchen, cloakroom, and study.

Study

uPVC double-glazed window to front aspect, TV point, wood effect laminate flooring, and radiator.

Cloakroom

Tiled flooring, radiator, WC, wash hand basin, tiled splashbacks, and extractor fan.

Sitting/Dining Room

uPVC double-glazed window and French doors to rear aspect, wood effect laminate flooring, two TV and telephone points, two radiators, and door to kitchen.

Kitchen

uPVC double-glazed window to front aspect, a range of matching wall and base high gloss cream units with wood effect laminate worksurface over, inset 1 1/2 bowl stainless steel sink with drainer unit and mixer tap, integrated appliances to include a 5 ring gas hob with extractor hood over, eye level electric oven, dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, tiled flooring, wall mounted combination gas boiler, radiator, inset ceiling spotlights, understairs storage cupboard, and door to Sitting/Dining room.

On the first floor

Landing

Access to loft space, airing cupboard, doors to bedrooms and bathroom.

Bedroom One

uPVC double-glazed window to rear aspect, radiator, built-in wardrobes, tv and telephone point, door-to-

En Suite

Tiled flooring, radiator, tiled shower cubicle, wash hand basin, tiled splashbacks, WC .

Bedroom Two

Two uPVC double-glazed windows to front aspect, radiator.

Bedroom Three

uPVC double-glazed window to front aspect, tv point, radiator.

Bedroom Four

uPVC double-glazed window to rear aspect, TV point, radiator.

Family Bathroom

Tiled flooring, panelled bath with mixer taps and shower over, wash hand basin with mixer tap, WC, part tiled walls, tiled flooring, heated towel rail, extractor fan, inset ceiling spotlights.

Outside

To the front of the property, there is ample off road parking on the driveway along with side access leading to the rear garden. The well stocked rear garden is good sized which is fully enclosed. It features a paved patio seating area with wooden pergola with the rest of the garden laid to lawn with an array of raised flower beds. There is also a summer house and shed.

Garage

18'1" x 9'0" (5.52 x 2.76)

Up and over door to front elevation, rear pedestrian door leading to the garden, power, lighting and eaves storage.

Location

Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

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

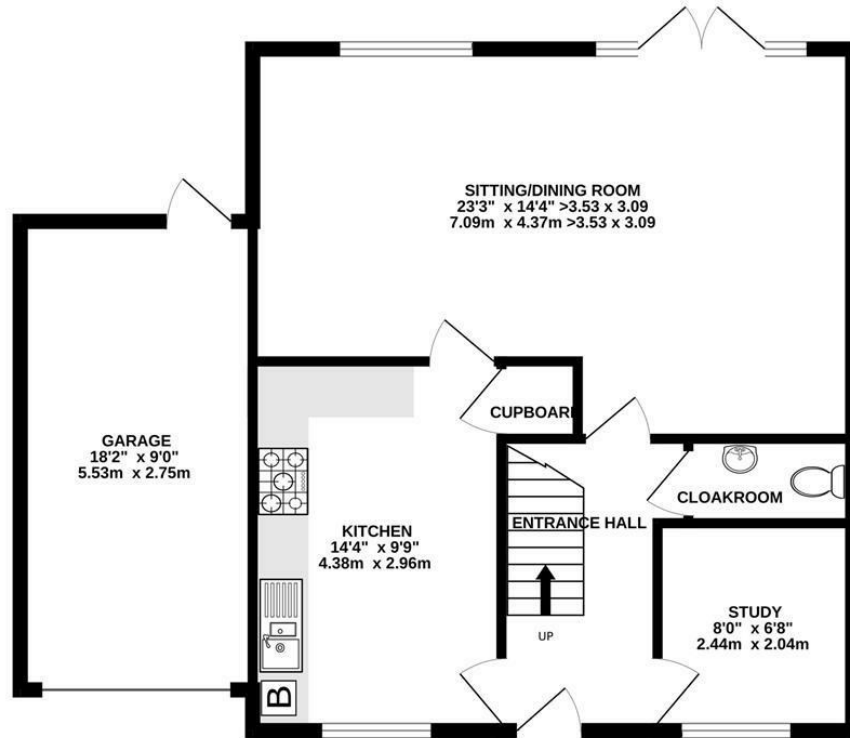
Heating: Gas central heating

Broadband speed: Basic 2mb, Superfast 32mb, Ultrafast 1000mb, Overall 1000mb

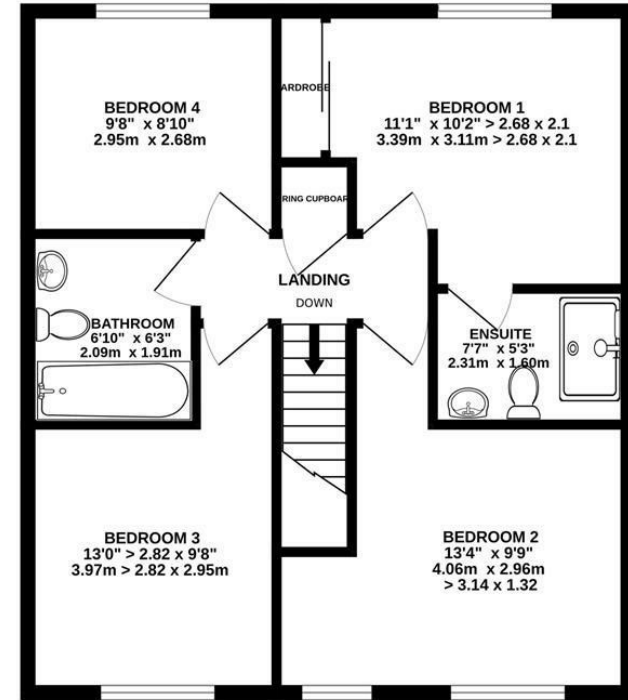
Mobile phone coverage: EE, O2, Three and Vodafone



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 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.
Made with Metropix ©2024

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
100 (100)	A	82	82
81-91	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



