



**Lasne Crescent, Brockworth GL3 4UX**

**£365,000**



# Lasne Crescent, Brockworth GL3 4UX

- South facing garden
- Off road parking for up to six vehicles
- Close to local amenities
- Beautifully presented throughout
- Convenient access to the motorway
- Sought after location
- Study or potential to create en suite
- Gas central heating, underfloor heating and double glazing.
- Tewkesbury Borough Council Tax Band D - £2,147.49 per annum (2024/25)
- EPC rating C77



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## Entrance Hall

Window to front, Kardean flooring, door to:

## Kitchen/Dining Room

A range of matching base and wall units with solid wood worksurfaces over, island unit, one and-a-half bowl sink, space, and plumbing for washing machine, space for range style cooker with extractor over, space for American style fridge/freezer, two windows to front, door to side passage, Kardean flooring, underfloor heating, door to;

## Inner Hall

Under stairs cupboard, stairs to the first floor, Kardean flooring, door to living room and;

## Cloakroom

WC, wash hand basin, window to side, stone tile flooring.

## Living Room

Window and French doors to rear, Kardean flooring, feature fireplace with inset electric fire.

## On the first floor

## Landing

Doors to all bedrooms and bathroom, window to side, access to loft which has a light and ladder.

## Bedroom One

Fitted wardrobes, radiator, window to front, door to;

## En Suite/Study

Heated towel rail. Currently used as a study that has been converted from an en suite shower room. All the pipework and drainage have been capped off but could be reinstated if needed.

## Bedroom Two

Window to rear, radiator, storage cupboard.

## Bedroom Three

Window to rear, radiator.

## Bathroom

Panelled bath, freestanding double shower cubicle, wash hand basin, WC, windows to side and front, heated towel rail, tiled walls, and stone tile flooring.

## Outside

To the front of the property is a block paved driveway providing off-road parking for several vehicles, and gated side access to the rear of the property. The rear garden is south-facing and a real sun trap. With a paved patio area, area of lawn and mature shrub borders, timber shed.

## Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, 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: D

Local authority and rates: Tewkesbury Borough Council - £2,147.49 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating and underfloor heating.

Broadband speed: Standard 13Mbps and Ultrafast 1000Mbps

Mobile phone coverage: Vodafone, O2 (Limited), EE, and Three (Limited).



# Lasne Crescent, Brockworth, Gloucester, GL3

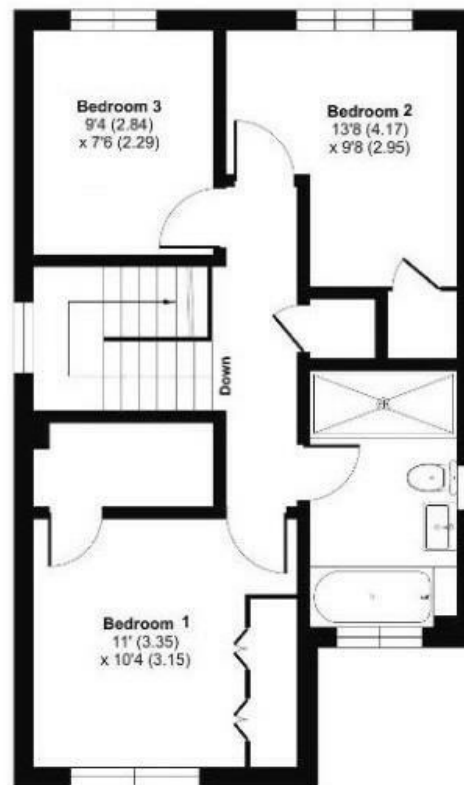
Approximate Area = 1014 sq ft / 94.2 sq m

For identification only - Not to scale

GROUND FLOOR



FIRST FLOOR



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.

