



**Gannet Close, Brockworth GL3 4UT**  
**£240,000**



# Gannet Close, Brockworth GL3 4UT

• Sought after area • Three bedroom end of terrace • Off road parking • Garage • Downstairs WC and bathroom upstairs • Convenient access to the motorway • Close to local amenities • Gas central heating and double glazing • Tewkesbury Borough Council Tab Band B - £1,670.27 per annum (2024/25) • EPC rating C70



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**£240,000**

## Entrance Lobby

Door to hallway and;

## Cloakroom

WC, wash hand basin, radiator, window to side.

## Hallway

Stairs to the first floor, under stairs storage, radiator, doors to living room and:

## Kitchen/Breakfast Room

A range of matching base and wall units with work surface over, 1 1/2 bowl sink, integrated electric oven and gas hob with extractor over, space for under-counter appliances and washing machine. Window to front, and serving hatch through to:

## Living/Dining Room

Window and patio doors to rear, storage cupboard, radiator.

## On The First Floor

### Landing

Window to side, over stairs storage cupboard, access to loft.

### Bedroom One

Radiator, window to rear, built-in wardrobes, and storage.

### Bedroom Two

Radiator, window to front.

### Bedroom Three

Radiator, window to rear.

## Bathroom

Panelled bath with shower over, WC, wash hand basin, radiator, window to front.

## Garage

15'10" x 8'0" (4.85 x 2.44)

Up and over door to front, eaves storage.

## Outside

To the front of the property is an area of lawn with a large flower bed and gated side access. There is an en bloc garage with parking space in front.

The rear garden is mainly laid to lawn with a variety of mature shrubs, patio area and wooden storage 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: B

Local authority and rates: Tewkesbury Borough Council - £1,670.27 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

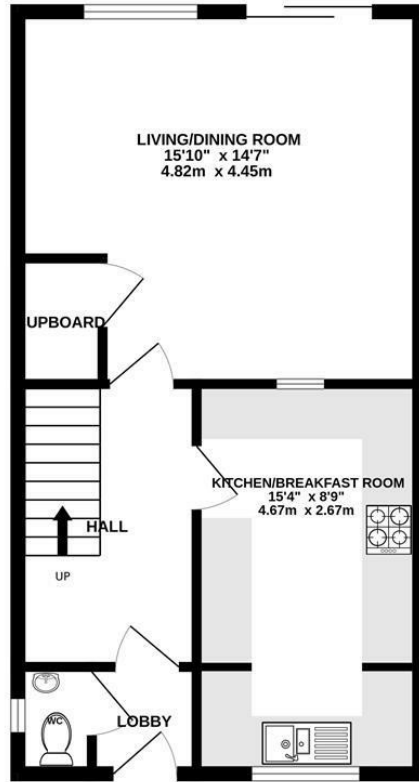
Heating: Gas Central heating.

Broadband speed: Standard 13Mbps and Ultrafast 1000Mbps

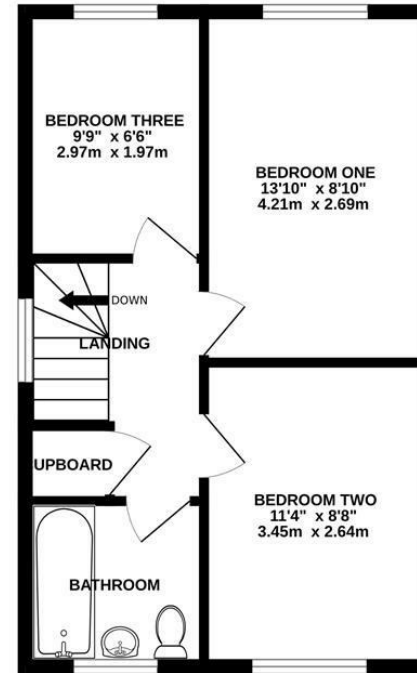
Mobile phone coverage: Vodafone, O2 (Limited), EE, and Three (Limited).



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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