



8 Oak Drive, Brockworth GL3 4DQ
£275,000



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• Off road parking • Low maintenance garden • Three double bedrooms • Bathroom with bath and shower cubicle • Well maintained throughout • Close to local amenities • Gas central heating and double glazing • Good transport links • Tewkesbury Borough Council Tab Band B - £1,670.27 per annum (2024/25) • EPC Rating D65

£275,000



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Porch

Double glazed door into porch and double glazed door to;

Entrance Hall

Doors to all bedrooms, bathroom, and living room. Laminate flooring, radiator. Loft access via hatch with integrated ladder and light.

Living Room

Double-glazed bay window to front aspect. Laminate flooring. Feature cast iron fireplace with inset electric fire. Door to;

Kitchen

A range of matching base and wall units with worktop over. Radiator, one-and-a-half bowl stainless steel sink with mixer tap. Integrated under-counter fridge and freezer and electric oven and hob. Space and plumbing for washing machine. Tiled splashbacks. Double glazed door to rear garden and window to rear aspect.

Bedroom One

Two sets of fitted double wardrobes, radiator, double glazed window to front aspect.

Bedroom Two

Double fitted wardrobe, radiator, double glazed window to rear aspect.

Bedroom Three

Radiator, double-glazed window to rear aspect, cupboard housing combination boiler.

Bathroom

A white suite comprising, panelled bath, separate shower cubicle, wash hand basin, WC, two double-glazed obscure windows to rear aspect.

Outside

To the front of the property is a block paved driveway providing off-road parking for 2-3 vehicles, and gated side access to the rear of the

property. The rear garden is a good size and has an area of lawn, a paved patio, raised beds, a variety of mature shrubs, an outside tap, a greenhouse, a shed, and a summer house.

Summer House

13'7" x 7'7" (4.16 x 2.32)
Power and light.

Location

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

This semi-detached bungalow was originally of non-standard construction which has now had the remedial work carried out and was fully re-bricked. We understand it could be possible to get a mortgage on the property as long as there is a PRC Certificate in place. Our vendor has started the process of obtaining a PRC certificate for the property.

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

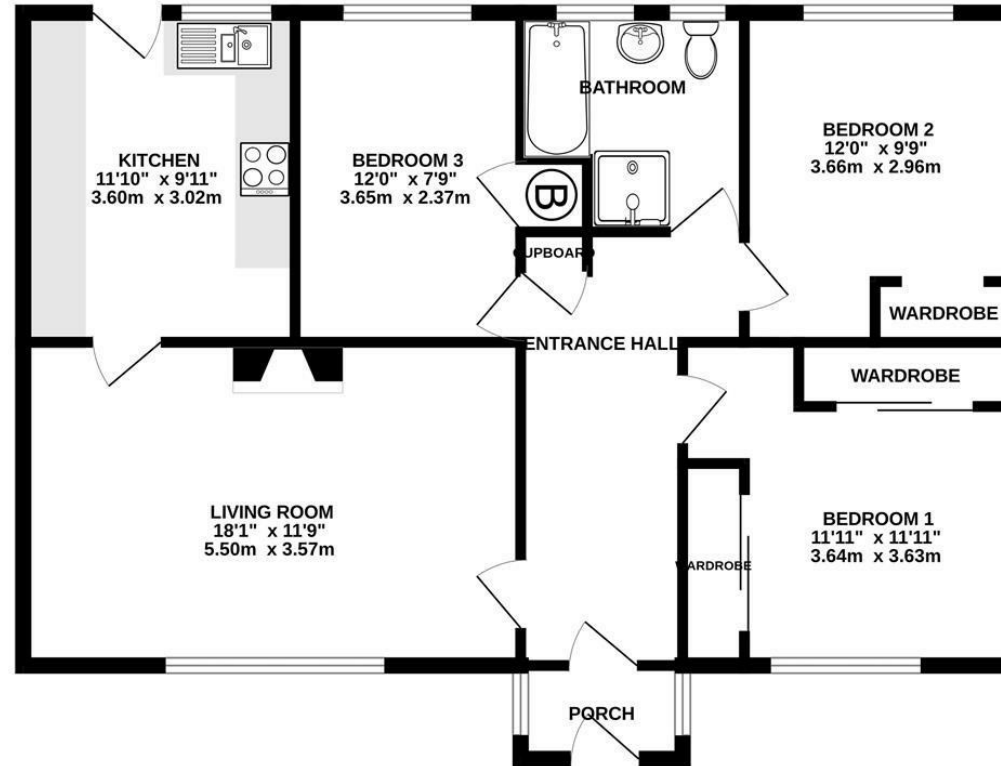
Heating: Gas Central heating.

Broadband speed: Standard 6Mbps and Superfast 43Mbps Ultrafast 1000Mbps

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



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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.

