



Shurdington Road, Brockworth GL3 4PU
£325,000



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• Chain Free • Grounds approaching 0.21 of an acre • Stunning views • Close to local amenities • Garage • Plenty of off road parking • Potential to extend subject to relevant permissions • Close to good transport links • Tewkesbury Borough Council, Tax Band D - £2,147.49 per annum (2024/25) • EPC Rating - E49

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£325,000

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Entrance Hall

Stairs to the first floor, radiator, window to side elevation, doors to the downstairs accommodation.

WC

Double-glazed obscure window to the front elevation, radiator, WC, and wash hand basin.

Living Room

A large living room with two double-glazed windows to the side elevation, with another double-glazed window to the front elevation. Two radiators, feature fireplace.

Kitchen/Dining Room

Double-glazed window to the front elevation, a range of matching base and wall units with work surface over, 1 1/2 bowl sink, space for a cooker, fridge, understairs storage cupboard, door to.

Utility

Double glazed windows to the left elevation, door leading you to the garden, space for a washing/drying machine.

On The First Floor

Landing

Doors to all first-floor accommodation, loft access via hatch.

Bedroom One

Double glazed window to the side and front elevations with beautiful far-reaching views, radiator.

Bedroom Two

Double-glazed window to the side elevation, radiator.

Bathroom

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

Outside

All of the garden lies to the rear of the property and extends to approximately 0.21 of an acre. With a long driveway and a double garage with power and lighting. The well-established garden is a real feature of the property with a variety of mature shrubs, a patio, and stunning views over the surrounding countryside.

Location

Brockworth is a village situated on the old Roman road that connects Gloucester (4.5 miles distant) with Barnwood, Hucclecote, and Cirencester and is renowned for the famous Cheese Rolling competition which takes place on Cooper's Hill. There are facilities in Court Road (less than a quarter of a mile distant) which include a Co-operative supermarket and Lloyd Pharmacy, not forgetting the community centre and library. Gloucester Business Park is found under half mile distant where you can find the large Tesco Superstore, Greggs, Costa Coffee, Subway, Badham's Chemist and gym and sports centre! Cheltenham town centre is only six or so miles distant.

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.

Broadband speed: Standard 15Mbps and Ultrafast 1000Mbps

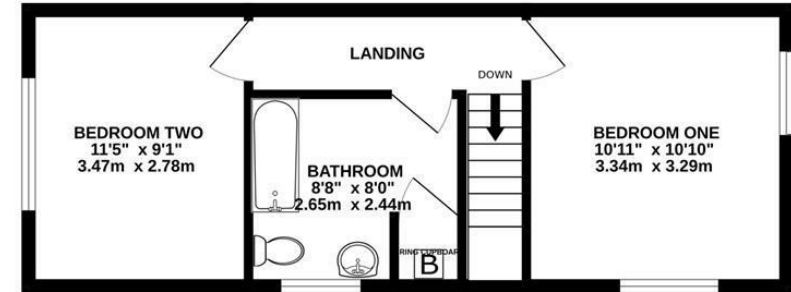
Mobile phone coverage: Vodafone (Limited), O2 (Likely), EE (Limited), and Three (Limited).



GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.1 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.

