



Boverton Drive, Brockworth GL3 4BS
£325,000



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- Downstairs WC
- Good sized garden
- Newly fitted kitchen and bathroom
- Garage and off road parking
- Gas central heating and double glazing
- Well proportioned 1930s semi detached property
- Character features
- Planning permission for 4th bedroom and additional bathroom
- Tewkesbury Borough Council, Band C - £1,908.88 per annum (2024/25)
- EPC rating D66

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£325,000

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Entrance Hall

Stained glass window to the right elevation, radiator, stairs to the first floor.

Kitchen/Dining Room

Double-glazed window and French doors to the rear, a range of matching wall and base units, integrated dishwasher, oven, gas hob and microwave, and vinyl flooring. Opening to :-

Living Room

Double glazed bay window to the front elevation, feature fireplace, radiator.

Utility Room

There is a double-glazed window to the rear, access to the rear garden, space for a fridge-freezer, washing and drying machine, access to the garage, and a work surface with an inset circular sink.

Cloakroom

WC.

Garage

Barn-style doors to the front of the property, power, and lighting.

First Floor Landing

Double-glazed window to the right elevation. Access to loft via hatch which is part-boarded with a light.

Bedroom One

Double-glazed bay window to the front, radiator, built-in wardrobe space.

Bedroom Two

Double-glazed window to the rear elevation, radiator.

Bedroom Three

Double-glazed window to the rear, radiator, storage cupboard with boiler.

Bathroom

Double-glazed obscure window to the front, heated towel rail, p-shaped bath with shower over, tiled splashbacks, WC, wash hand basin.

Outside

To the front of the property there is a good size driveway for up to three cars, which is part tarmac and part gravelled. The rear garden is mainly laid to lawn, with a lovely patio area and a bar with power and lighting. Along with a shed towards the rear of the garden.

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

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Tewkesbury Borough Council - £1,908.88 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating.

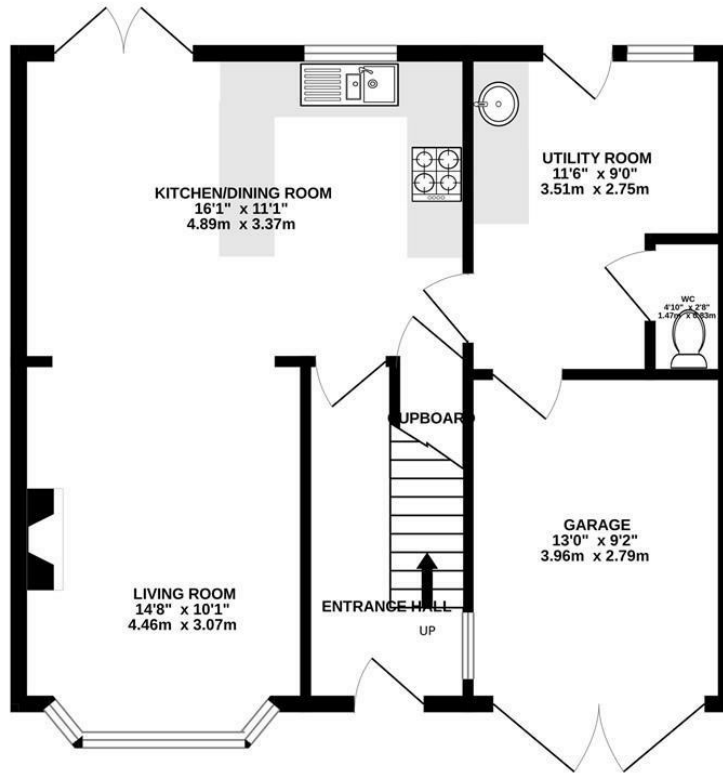
Planning permission granted for first floor side extension over garage - 21/00840/FUL

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

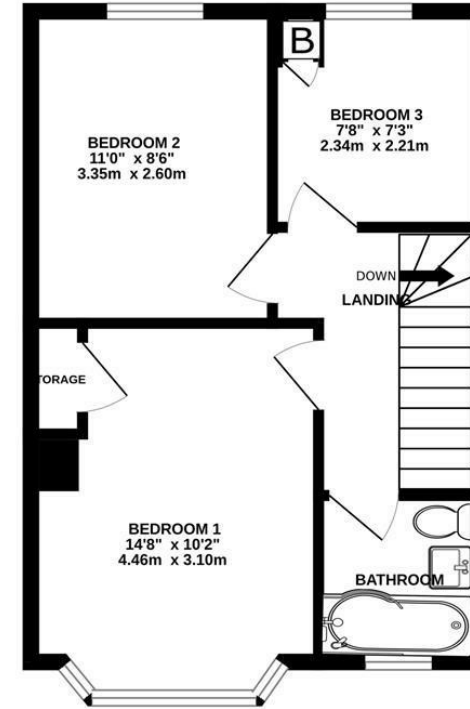
Mobile phone coverage: Vodafone, O2 (Limited), EE, and Three (Limited).



GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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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.

