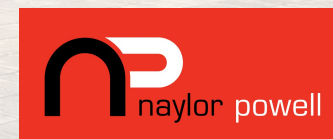




19 Moorfield Road, Brockworth GL3 4JB
£395,000



19 Moorfield Road, Brockworth GL3 4JB



• Sought after residential area with easy access to the M5 and amenities • Open plan living/kitchen/dining room • Three double bedrooms • Bathroom and shower room • Utility room • Study • Enclosed rear garden • Extended accommodation • Tewkesbury Borough Council, tax band C - £1,908.88 (2024/2025) • EPC rating - C74

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

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www.naylorpowell.com

£395,000

Entrance Porch

Double-glazed window and door to front elevation, tiled flooring, door to;

Entrance Hall

Stairs to the first floor, radiator.

Study

Double-glazed bay window to front elevation, radiator.

Living Room

Radiator, opening to;

Dining Room

Two radiators, double-glazed window and patio doors to rear elevation, four sky lights, laminate flooring, opening to;

Kitchen

A range of matching wall and base units with a wooden work surface and tiled splashback, a back inset one-and-a-half bowl sink with modern mixer tap, a range of integrated appliances to include an oven, a gas hob with extractor hood over, space for an American-style fridge freezer, and a dishwasher.

Utility Room

Wooden worksurface with space for washing machine and tumble dryer, storage shelves, and door to garden.

Bathroom

Freestanding roll-top bath, vanity unit with sink over, WC, heated towel rail, double glazed window to side elevation.

First Floor Landing

Double-glazed window to front elevation, radiator, doors to all bedrooms and shower room.

Bedroom One

Airing cupboard housing hot water tank, radiator, double-glazed window to rear elevation.

Bedroom Two

Double-glazed window to front elevation, radiator, eaves storage cupboard.

Bedroom Three

Radiator, double-glazed window to rear elevation.

Shower Room

Two double-glazed obscure windows to side elevation, shower cubicle, wash hand basin, WC, heated towel rail.

Outside

To the front of the property is a block-paved driveway providing parking for several vehicles. Gated side access to the rear garden. The rear garden is mainly laid to lawn with a decked seating area, mature trees and shrubs, and a paved patio area.

Garden Store

Power, electric roller door to front elevation.

Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities to include; Shops, Bank, Library, 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: Tax Band C

Local Authority and Rates: Tewkesbury Borough Council; £1,908.88 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

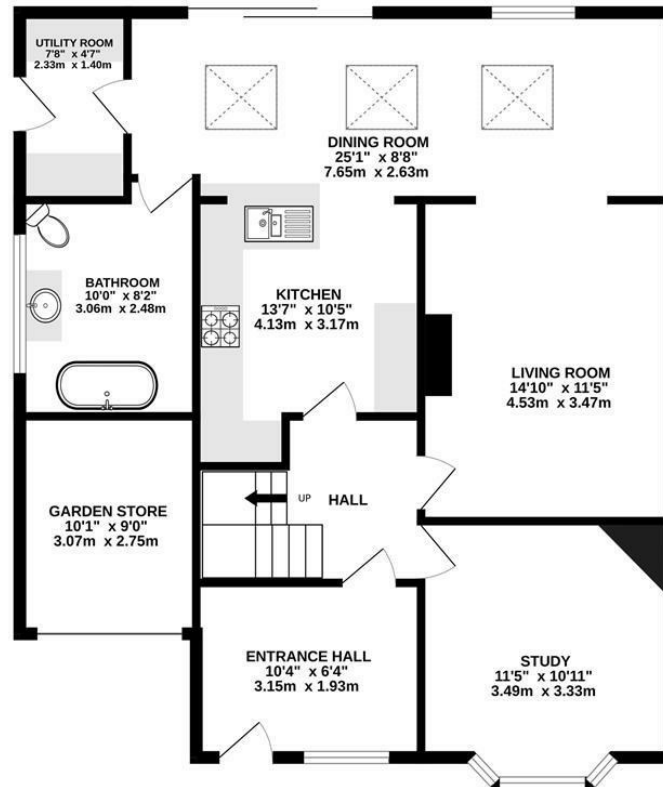
Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Ultrafast 1000 Mbps.

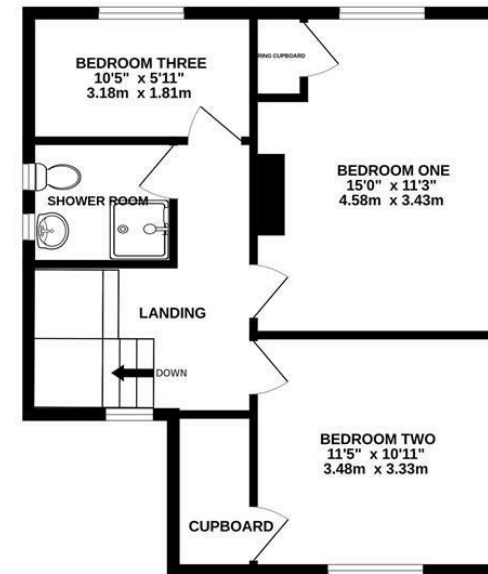
Mobile phone coverage: EE, Three, O2 and Vodafone



GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 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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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.

