



7 Viceroy Close, Brockworth GL3 4ZA
£340,000



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• En suite shower room • Utility Room • Two parking spaces • NHBC warranty remaining • Ideal first time buy or buy to let investment • Well presented • Enclosed and low maintenance garden • Gas central heating and double glazing • Tewkesbury Borough Council Tax Band C - £2,000.11 per annum (2025/26) • EPC rating B81



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Entrance Hall

Stairs to the first floor, radiator, doors to all downstairs accommodation.

Utility Room/WC

Worktop surface, plumbing, and space for washing machine; wall-mounted gas boiler. Suite comprising low-level WC, pedestal wash hand basin, tiled splash backs, extractor fan, radiator, ceramic tile flooring.

Living Room

UPVC double-glazed bay window to the front and two UPVC double-glazed windows to the side elevation, radiator.

Kitchen/Dining Room

UPVC double-glazed bay window to the front aspect, and UPVC window and French patio doors opening to the garden. A range of matching base and wall units with work surface over, a 1.5-bowl stainless steel single drainer sink unit with mixer taps, and tiled splashbacks. Built-in appliances to include a gas hob, oven, extractor, dishwasher, and space for a fridge and freezer.

First Floor Landing

UPVC double-glazed window to the front elevation, radiator, and doors to all bedrooms and bathroom.

Bedroom One

UPVC double-glazed bay window to front elevation, built-in wardrobes, radiator. Door to

En Suite Shower Room

UPVC double-glazed window to side elevation. Modern 3-piece suite comprising double shower cubicle, wash hand basin, low-level WC, part-tiled walls, extractor fan, radiator, ceramic tile flooring.

Bedroom Two

UPVC double-glazed bay window to front elevation, and UPVC double-glazed window to side elevation, radiator.

Bedroom Three

UPVC double-glazed window to side elevation, radiator.

Bathroom

3-piece suite comprising panelled bath with mixer taps and shower above, pedestal wash hand basin, low-level WC, part-tiled walls, extractor fan, radiator, ceramic tile flooring.

Outside

The garden is mainly laid to lawn with a paved patio area, bounded by stone walling and panel fencing with rear access to the two tandem parking spaces.

Location

Situated within the Gloucester suburb of Brockworth approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco's supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

Material Information

Tenure: Freehold.

Council Tax band: Tax band C

Local authority and rates: Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

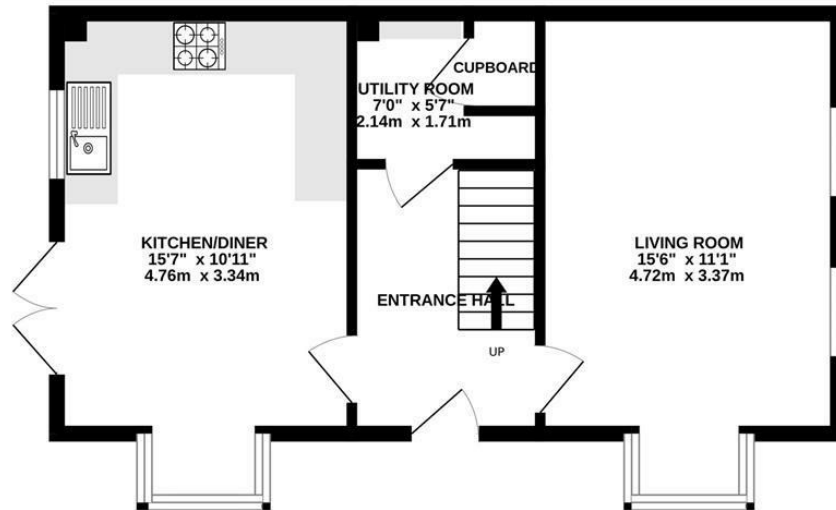
Heating: Gas Central heating.

Broadband speed: Standard 3 Mbps, Ultrafast 1000 Mbps.

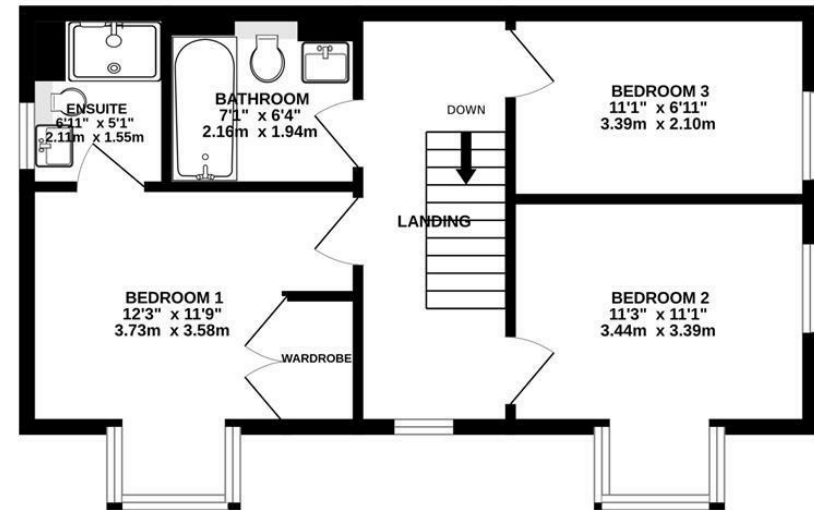
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (Limited).



GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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.

