



18 Leadon Close, Brockworth GL3 4LJ

£240,000



18 Leadon Close, Brockworth GL3 4LJ

• Off-road parking for four vehicles • Well-presented throughout • Close to local schools and amenities • Two storage sheds with power and light • Gas central heating and double glazing • Modern kitchen • Utility cupboard • Two double bedrooms • Tewkesbury Borough Council, Band B - £1,750.10 per annum (2025/26) • EPC rating C71



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

£240,000

Entrance Hall

Radiator, tiled flooring, doors to living room and kitchen/dining room, stairs to first floor.

Living Room

Radiator, window to front elevation.

Kitchen/Dining Room

Range of wall and base units with laminate worktop surfaces incorporating one-and-a-half bowl sink, integrated dishwasher, cooker, cooker hood and fridge freezer, tiled flooring, door to garden, window to rear elevation, door to:- utility cupboard with space for freestanding appliances and plumbing for washing machine.

First floor landing

Access to the loft via integrated ladder (boarded & light), radiator, & airing cupboard (housing boiler)

Bedroom One

Large walk-in wardrobe with hanging area and light, several other fitted wardrobes, radiator, and window to front elevation.

Bedroom Two

Radiator, window to rear elevation.

Shower Room

Walk in shower, WC, wash hand basin, radiator, window to rear elevation.

Outside

To the front of the property is a driveway providing off-road parking for at least four vehicles with gated side access to the rear garden. The rear garden is very low maintenance with a large patio area, two storage sheds, both with power and light and another useful brick built store.

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. Junction 11A of the M5 motorway is within easy access.

Material Information

Tenure: Freehold.

Council Tax band: B

Local authority and rates: Tewkesbury Borough Council - £1,750.10 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

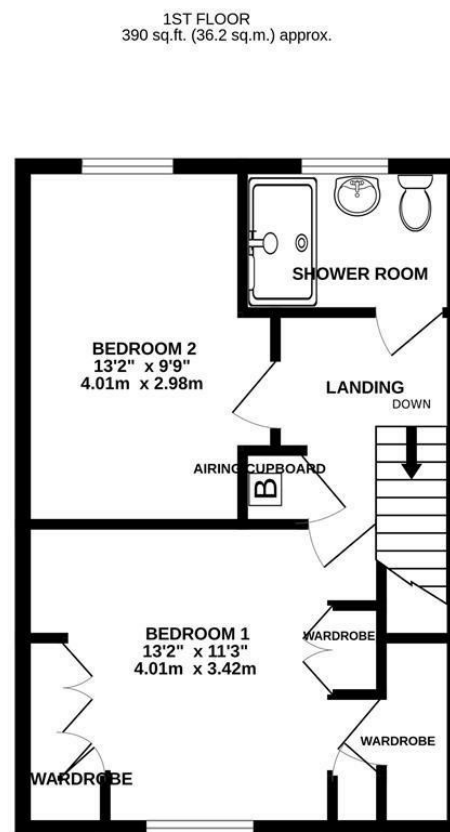
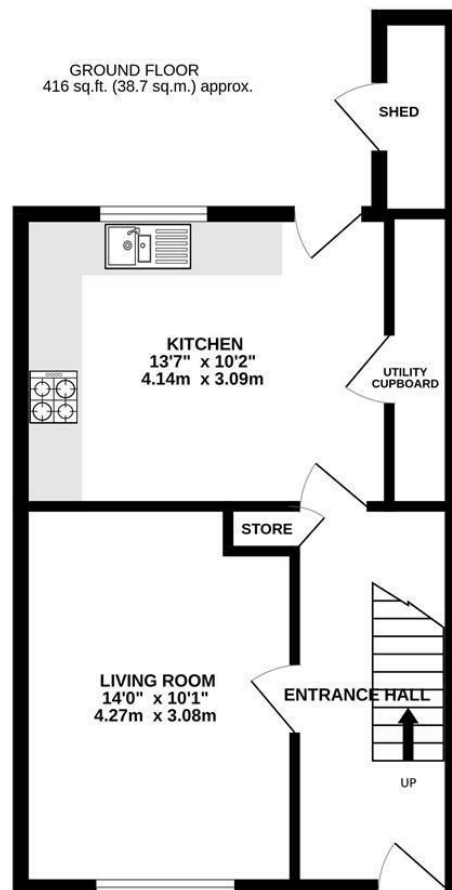
Sewerage: Mains

Heating: Gas Central Heating.

Broadband speed: Standard 8Mbps, Ultrafast 1000Mbps

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





TOTAL FLOOR AREA : 806 sq.ft. (74.9 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.
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

