



5 Rodmarton Close, Brockworth, Gloucester, GL3 4UP

£195,000

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Farr & Farr Sales & Lettings 

**5 Rodmarton Close, Brockworth,
Gloucester, GL3 4UP**

£195,000

This contemporary two-bedroom coach house benefits from a fantastic bright and airy living space in a desirable location. With an open plan kitchen living space, two double bedrooms and spacious family bathroom. This property benefits from ample storage space throughout the property as well as a large garage, allocated parking and utility room.

Rodmarton Close is conveniently located on the edge of Gloucester with excellent access to Cheltenham and major transport links. The property is tucked away off the main road and is a stone's throw from local schools, supermarkets, and picturesque countryside.

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Entrance Hallway

Composite UPVC front door. Durable matting flooring. Radiator. Smoke alarm. Light switches. Electricity point. Telephone point. Stairs to :-

Sitting Room 17' 7" x 16' 10" (5.35m x 5.13m)

Carpet Flooring. Radiator. UPVC double glazed window to front with views of Coppers hill. Telephone point and TV points. Made to measure blinds. Large storage cupboard. Wall thermostat.

Kitchen Area

Vinyl flooring. Inset ceiling spotlights. Skylight window to rear. Smoke alarm. Laminate worktops with white gloss cupboards under. Upstand splashback. Stainless steel sink with mixer tap and draining board. Space for dishwasher. Built-in Hotpoint oven and hob. Built-in fridge freezer. Extractor hood. Wall shelving.

Bathroom

Tiled flooring. White hand basin. White WC. White bath with shower over. Skylight window. Inset ceiling spotlights. Heated towel rail/radiator. Shaver point. Extractor. Tiled walls.

Bedroom One 13' 10" x 8' 7" (4.22m x 2.61m)

UPVC double glazed window to front. Radiator. Carpet flooring. Large double built-in wardrobe. Socket points.

Bedroom Two 10' 4" x 9' 3" (3.14m x 2.82m)

Carpet flooring. Radiator. UPVC double glazed window to rear. Made to measure blinds. Tv point. Loft access with insulated loft space. Socket points.

Garage 9' 5" x 18' 3" (2.86m x 5.57m)

Up over door. Large garage space with power and lighting. Utility room containing gas powered combination boiler, washing machine and large amount of storage space.

Agent Notes

EPC: C

Council Tax: A

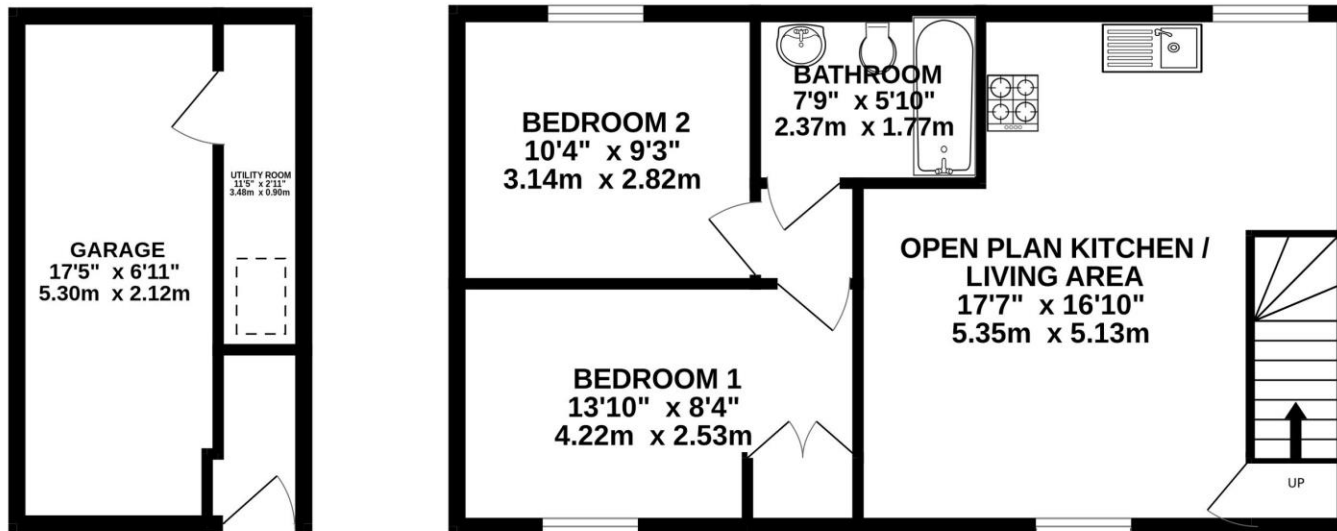
Leasehold Property -

Ground Rent: Approximately £410 annually.

Service Charges: Approximately £67 per Month

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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