



19 Ansdell Drive, Brockworth, Gloucester, Gloucestershire, GL3 4BT

£330,000

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Farr & Farr Sales Lettings 

**19 Ansdell Drive, Brockworth,
Gloucester, Gloucestershire,
GL3 4BT**

£330,000

AN EXTENDED DETACHED FAMILY HOME IN
LOVELY CONDITION THROUGHOUT SET IN A
QUIET AND POPULAR CUL DE SAC

Ansdell Drive is a very popular and small cul-de-sac, situated in the established part of Brockworth, approximately 4 miles to the east of Gloucester and 5 miles to the south-west of Cheltenham. Excellent local shopping and all facilities are very close by and access to the M5 is only a short drive.

Number 19 has been beautifully maintained and upgraded in the current ownership and offers good size adaptable family accommodation with the additional benefits of a fourth bedroom or study, as well as a shower room to the ground floor. Additionally, it is double glazed and has gas central heating. To the rear a good size garden with a conservatory which overlooks a very well maintained landscaped rear garden.

www.farrandfarr.co.uk

COVERED PORCH

Composite front door with coloured glass detail to:-

ENTRANCE HALL

High quality flooring. Staircase to landing. Radiator. Wall thermostat and time clocks. Cupboard and arch to inner hall.

KITCHEN 9' 0" x 10' 9" (2.74m x 3.27m)

Well fitted with inset one and half bowl single drainer stainless steel sink unit with mixer taps and cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in Neff oven, gas hob with stainless steel cooker hood. Space for washing machine and dishwasher. Built-in larger fridge. Wall cupboards. Kickboard heater.

LOUNGE/DINING ROOM 17' 4" x 15' 10" (5.28m x 4.82m)

(L shaped). High quality flooring. Stone fireplace. Double radiator. Double glazed sliding patio doors to:-

CONSERVATORY 11' 9" x 9' 0" (3.58m x 2.74m)

Tiled floor. Light. Automatic ceiling vent. Double glazed French doors to terrace and garden. Upvc double glazed door to garden.

BEDROOM OR STUDY 11' 5" x 7' 5" (3.48m x 2.26m)

Inner hall with UPVC double glazed door. Double radiator. High quality flooring. Two wall light points.

SHOWER ROOM

Beautifully and recently installed with fully tiled walls and tiled floor. Large corner shower with Mira stainless steel controls and glazed sliding doors. Low level WC. Pedestal wash hand basin. Vertical heated towel rail/radiator. Extractor fan.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Radiator. Overstairs linen cupboard.

BEDROOM 1 12' 6" x 8' 10" (3.81m x 2.69m)

Radiator. Triple wardrobe cupboard and shelved cupboard.

BEDROOM 2 13' 7" x 7' 0" (4.14m x 2.13m)

Radiator.

BEDROOM 3 9' 8" x 6' 6" (2.94m x 1.98m)

Radiator.

SHOWER ROOM

Fully tiled walls. Tiled floor. Large corner shower cubicle with stainless steel Mira controls and sliding doors. Pedestal wash hand basin. Low-level WC. Extractor fan. Vertical heated towel rail/radiator in stainless steel.

EXTERIOR

Front gardens laid to drive with parking for 2+ cars with additional gravel area and large stone detail. Side access to rear garden with lighting. Rear gardens, beautifully landscaped to various areas of terrace with paths, mixed flowers and shrub bed borders with roses and small bushes. Enclosed by close boarded fencing. Timber garden shed. Outside light. Pond.

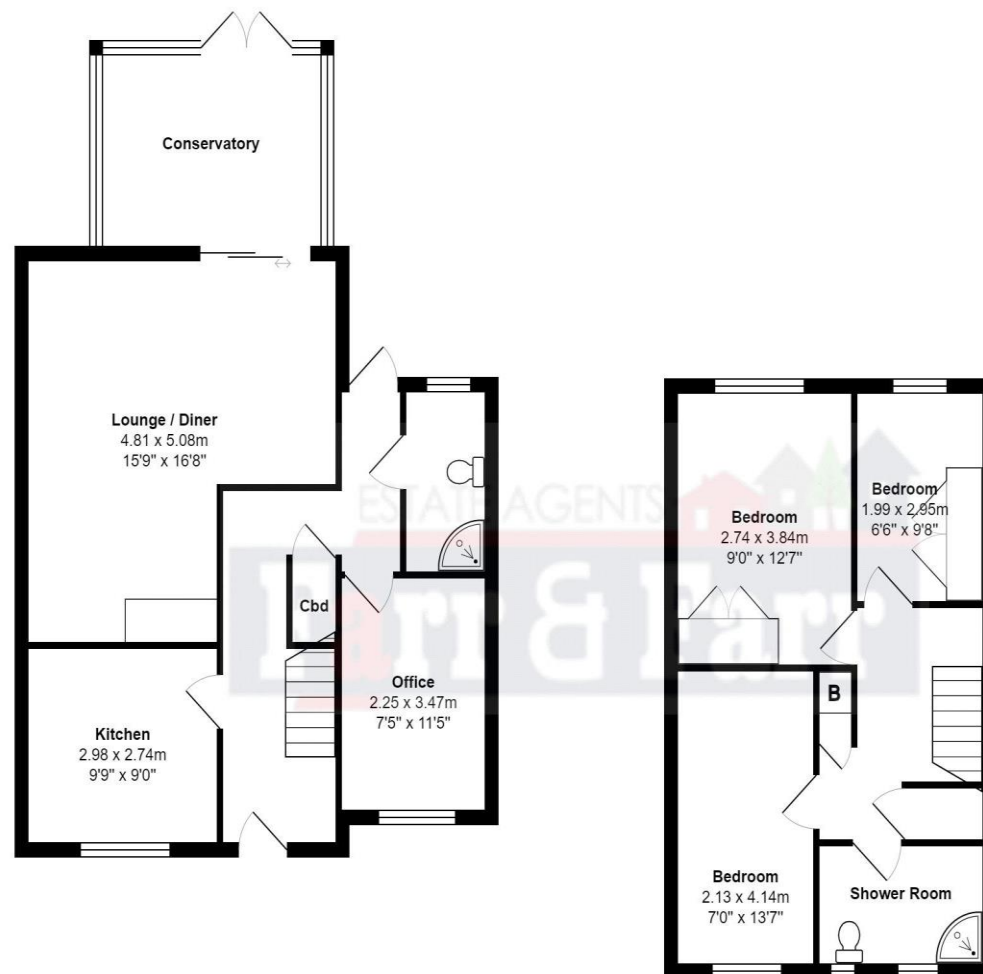
AGENTS NOTE

EPC:C

COUNCIL TAX:C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Total Area: 103.0 m² ... 1109 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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