



36 Lea Road, Brockworth, Gloucester, GL3 4JD

£225,000

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Farr & Farr Sales Lettings 

**36 Lea Road, Brockworth,
Gloucester, GL3 4JD**

£225,000

**ATTRACTIVE SEMI DETACHED HOUSE BEING
ONE OF AN INDIVIDUAL PAIR AT THE TOP OF
THIS POPULAR CUL DE SAC**

Lea Road is a very popular cul-de-sac in this established part of Brockworth being 4 miles to the east of Gloucester and 5 miles to the south-west of Cheltenham. Wonderful facilities are within very easy reach and access to the M5 is only a short drive.

Number 36 offers good sized accommodation with the benefits of gas heating and double glazing, as well as parking for two cars to the front and very private gardens.

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UPVC double glazed front door to:-

ENTRANCE HALL

Staircase to landing. Radiator.

CLOAKROOM

Low level WC. Wash hand basin. Radiator. Vinyl floor.

LOUNGE/DINING ROOM 16' 4" x 15' 4" (4.97m x 4.67m)

2 double radiators. TV points. Double glazed French doors to terrace and garden. Wide arch to:-

KITCHEN 9' 0" x 7' 10" (2.74m x 2.39m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Built-in dishwasher and washing machine. Built-in Neff double oven with stainless steel gas hob and extractor hood with under unit lighting. Cupboard housing Worcester gas fired central heating boiler.

FIRST FLOOR

LANDING

BEDROOM 1 10' 6" x 10' 4" (3.20m x 3.15m)

Radiator. Access to eaves storage to wardrobe cupboards. Velux window. Spotlights.

BEDROOM 2 9' 6" x 8' 1" (2.89m x 2.46m)

Velux window. Radiator. Wardrobe cupboard.

BATHROOM

White suite of panelled bath. Pedestal wash hand basin. Low level WC. Vinyl floor. Part tiled walls. Radiator. Window.

EXTERIOR

Macadam drive to the front for two cars and gated side access to side and rear gardens with path and raised flower beds. All enclosed by close board fencing giving near complete privacy.

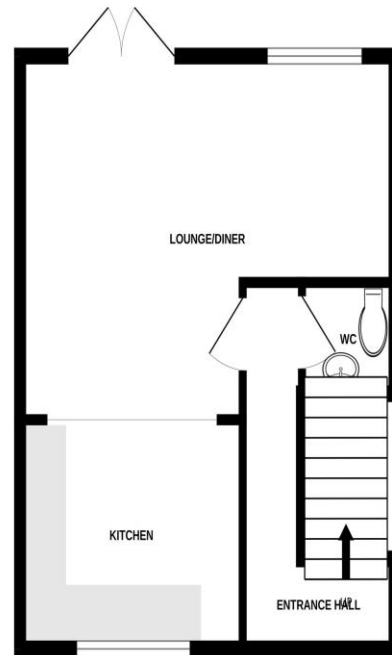
AGENTS NOTE

EPC: C COUNCIL TAX: B

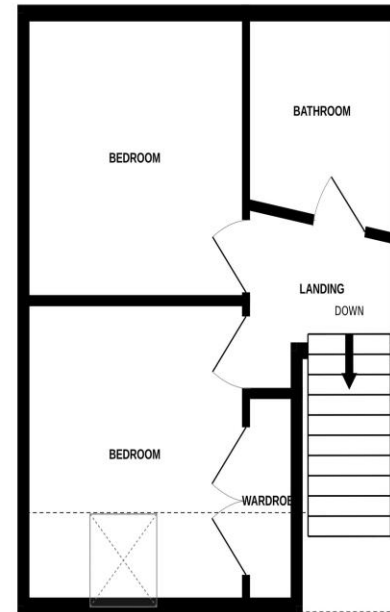


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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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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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