



97 Moorfield Road, Brockworth, Gloucester, GL3 4JQ

Offers in excess of £350,000

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Farr & Farr Sales Lettings 

**97 Moorfield Road, Brockworth,
Gloucester, GL3 4JQ**

**Offers in excess of
£350,000**

A 1960's SEMI DETACHED HOUSE THAT HAS BEEN SUBSTANTIALLY EXTENDED BOTH TO THE SIDE AND REAR AND IS NOW IN NEED OF MODERNISATION

Moorfield Road is a very popular residential road situated on the Eastern edge of Gloucester approximately 4 miles to the city centre and 5 miles from Cheltenham. School's are close by and access to the M5 is within very easy reach. Number 97 has been the subject of considerable extension over the years, has large family accommodation but is now in need of updating and general modernisation. Internally, the master bedroom is 24' In length and there are three other very good bedrooms. To the ground floor, sitting room, lounge/ diner and a kitchen as well as a large garage/ workshop.

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Porch door to:-

Hall

Radiator. Staircase to landing. Under stairs cupboard.

Sitting Room 15' 0" x 9' 8" (4.57m x 2.94m)

Fitted gas fire. Radiator. Three wall light points.

Lounge / Dining Room 16' 3" x 9' 7" (4.95m x 2.92m)

Sliding patio doors to garden. Under stairs cupboard.

Hallway 7' 4" x 6' 3" (2.23m x 1.90m)

Door to garden. Door to garage

Cloakroom

Low level WC. Wash hand basin.

Kitchen 10' 0" x 9' 0" (3.05m x 2.74m)

Single drainer sink unit with cupboards below. Wall and base units. Worktops. Plumbing for washing machine. Space for fridge. Gas hob. Built in oven and extractor fan.

First Floor

Landing, access to loft. Airing cupboard with factory lagged cylinder and immersion heater.

Bedroom One 24' 6" x 11' 10" (7.46m x 3.60m)

Two radiators. Windows to either end.

Bedroom Two 13' 4" x 9' 8" (4.06m x 2.94m)

Bedroom Three 10' 1" x 9' 6" (3.07m x 2.89m)

Radiator. Two double wardrobe cupboards.

Bedroom Four 7' 7" x 6' 5" (2.31m x 1.95m)

Radiator. Shelving.

Bathroom

Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls.

Exterior

Front gardens with wall and gateway with brick paved drive. Parking for 3 / 4 cars. Good area of lawns with rose, flower and shrub beds.

Garage 25' 0" x 11' 10" (7.61m x 3.60m)

Up and over door to the front. Personnel door to the side and window. Power and light. Wide arch to:-

Workshop 22' 5" x 8' 4" (6.83m x 2.54m)

(Unfinished) Window to the rear (could be a third reception room).

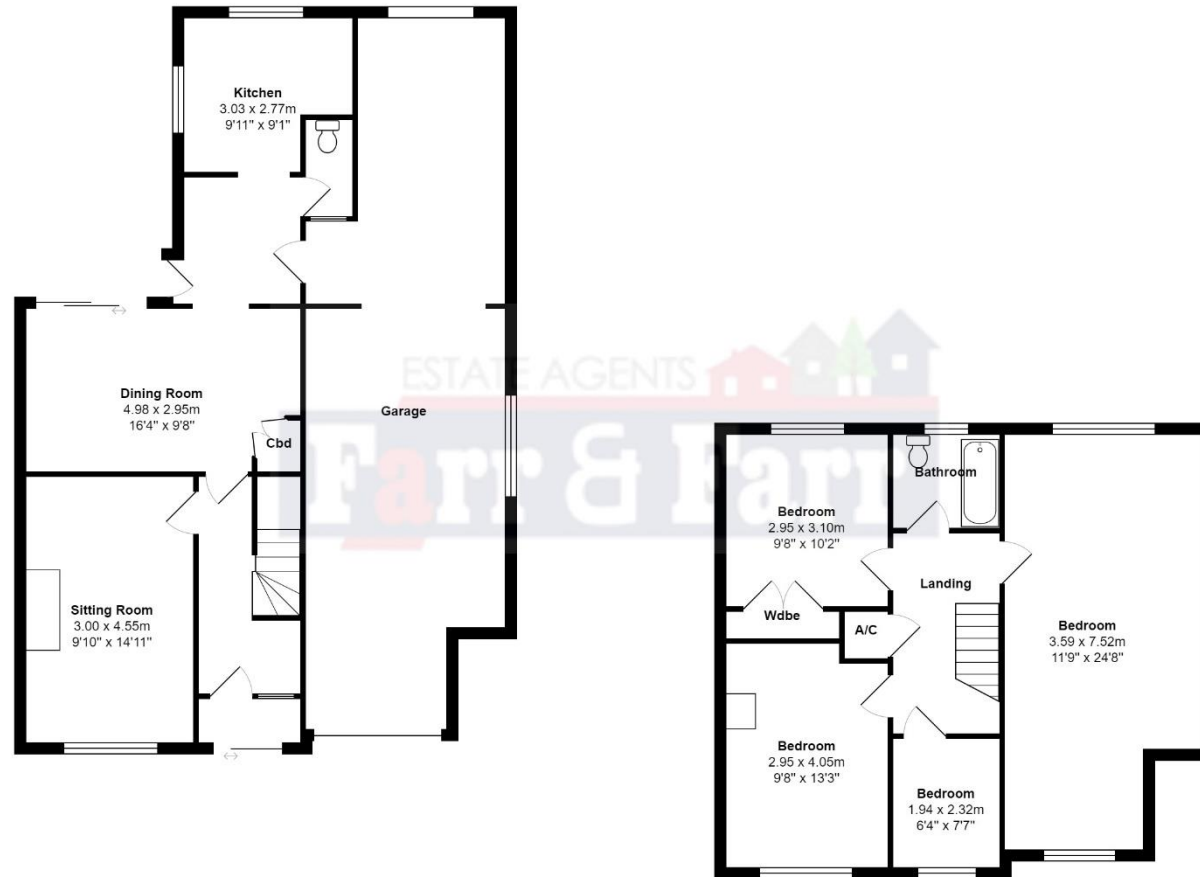
Rear Gardens

South Westerly backing and very private being of a good size with large area of paved terrace. Good lawns, mature borders, path gateway to second area of garden ideal for vegetables or storage. Large timber garden shed.

Agents Note

Council Tax: C
EPC: E





Approx Total Area: 160.0 m² ... 1722 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.

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