



2 Mill Lane, Brockworth, Gloucester, Gloucestershire, GL3 4QJ

£450,000

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**Farr & Farr** Sales Lettings 

**2 Mill Lane, Brockworth, Gloucester,  
Gloucestershire, GL3 4QJ**

**£450,000**

This immaculately presented three-bedroom bungalow sits on a substantial plot in Brockworth and is available with no onward chain.

A large driveway with ample parking and gardens leads to the front door and into a welcoming entrance hall. A spacious living room opens into the conservatory at the rear of the property which offers views over the attractive garden. The modern kitchen is fitted with a good range of wall, base and drawer units and is accessed from the entrance hall and out to the conservatory. Three bedrooms serve the property and a modern bathroom features WC, basin, heated towel rail and walk-in shower.

The south-facing rear garden has been beautifully landscaped and is not overlooked. Within easy reach of superb local amenities in Brockworth and open countryside, this detached bungalow offers an excellent opportunity to create a lovely home.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**Entrance Hall**

Upvc front door with glazing. Radiator. Carpet.

**Living Room** 22' 10" x 11' 5" (6.95m x 3.48m)

Double glazed window to front. Carpet. Electric fireplace. Two radiators. French doors into conservatory.

**Kitchen** 14' 10" x 8' 9" (4.52m x 2.66m)

Modern kitchen with a good range of wall, base and drawer units. Laminate worktop over. Double stainless steel sink with draining board and mixer tap. Fitted hob. Fitted double oven. Two cupboards, one housing boiler and water tank. Vinyl floor.

**Conservatory** 19' 6" x 14' 0" (5.94m x 4.26m)

Spacious fully double glazed conservatory. Doors to rear garden. Carpet tiles. Radiator. Ceiling fan. New blinds. Plumbing for washing machine.

**Bedroom One** 12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to front. Radiator. Carpet.

**Bedroom Two** 12' 3" x 8' 10" (3.73m x 2.69m)

Double glazed window to rear. Carpet. Radiator.

**Bedroom Three** 8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window. Radiator. Carpet.

**Bathroom** 8' 10" x 6' 5" (2.69m x 1.95m)

Modern bathroom suite. WC. Basin with cupboards under. Large electric shower. Heated towel rail. Double glazed privacy glass to side. Part tiled walls. Vinyl floor. Extractor fan.

**Front External**

Large driveway with ample space for multiple cars. Two areas laid to gravel with mature borders. Fence surround with brick wall to front.

**Rear Garden**

South facing. Mature planting with an area of lawn. Patio and decking. Side access. Wood surround. Shed.

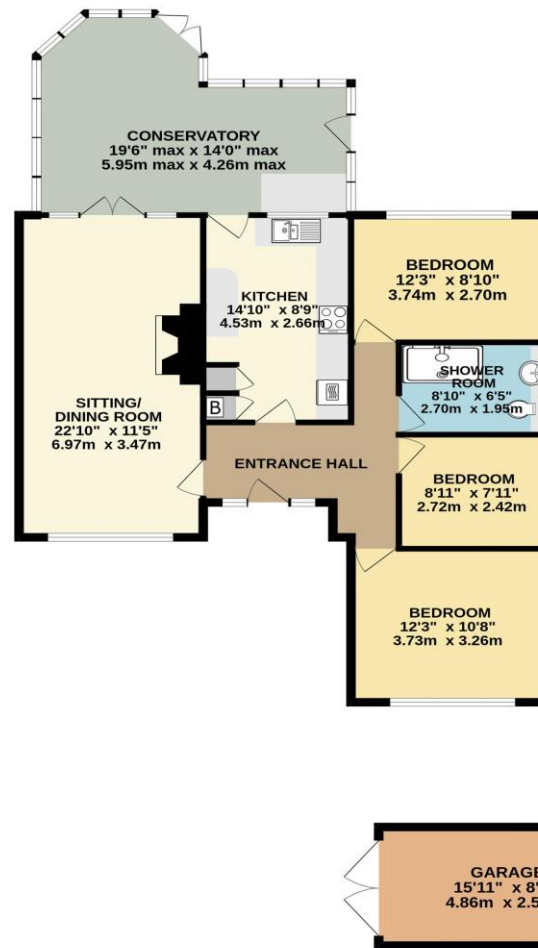
**Garage**

New garage door. Electric and lighting. Side pedestrian door.





GROUND FLOOR  
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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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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