



3 Napier Drive, Brockworth, Gloucester, GL3 4UE

£275,000

🛏️ | 3

🛋️ | 1

🛁 | 2

  
**Farr & Farr** Sales Lettings 



**3 Napier Drive, Brockworth,  
Gloucester, GL3 4UE**

**£275,000**

**A MODERN SEMI DETACHED HOUSE OF  
GOOD PROPORTIONS IN A VERY POPULAR  
POSITION CLOSE TO OPEN FARMLAND**

Napier Drive is a small cul-de-sac situated off Tiger Moth Close and Gannett Road in this highly desirable part of Brockworth close to adjoining farmland and Coopers Hill. Excellent schools and good local shopping are close by and access to the M5 and Cheltenham. Number 3 has been well maintained and offers good size accommodation with the benefits of gas heating, double glazing, ensuite shower to the master bedroom as well as partially walled gardens, parking and a garage.

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

UPVC double glazed front door to:-

#### **ENTRANCE HALL**

Radiator.

#### **CLOAKROOM**

Low level WC. Wash hand basin. Tiled splashback. Radiator. Consumer box. Extractor fan.

**SITTING ROOM** 17' 9" x 12' 3" (5.41m x 3.73m) *Plus* staircase recess. Two radiators. TV and cable points.

#### **KITCHEN** 15' 2" x 9' 0" (4.62m x 2.74m)

High-quality flooring. Double radiator. Single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built-in stainless steel and glass fronted oven with four electric hob, back plate and cooker hood. Built-in fridge and freezer. Built-in washing machine. Spotlights. Deep understairs cupboard. UPVC double glazed French doors to terrace and garden.

#### **FIRST FLOOR**

##### **LANDING**

Access to loft. Overstairs store cupboard.

#### **BEDROOM 1** 14' 0" x 8' 6" (4.26m x 2.59m)

Radiator. TV and Telephone points.

#### **ENSUITE SHOWER ROOM**

Fully tiled shower cubicle with electric controls and folding screen. Pedestal wash hand basin. Low level WC. Vinyl floor. Radiator. Extractor fan.

#### **BEDROOM 2** 10' 3" x 8' 6" (3.12m x 2.59m)

Radiator.

#### **BEDROOM 3** 8' 9" x 6' 5" (2.66m x 1.95m)

Radiator.

#### **BATHROOM**

Panelled bath with splashbacks. Pedestal wash hand basin. Low level WC. Vinyl flooring. Double radiator. Shaver point. Extractor fan.

#### **EXTERIOR**

Front gardens laid to gravel with path to the front door. Rear Gardens with paved terrace and gated side access. Further decking and lawns. Enclosed by walling to two sides and fencing to the third.

#### **GARAGE**

Up and over door. Storage and parking.

#### **AGENTS NOTE**

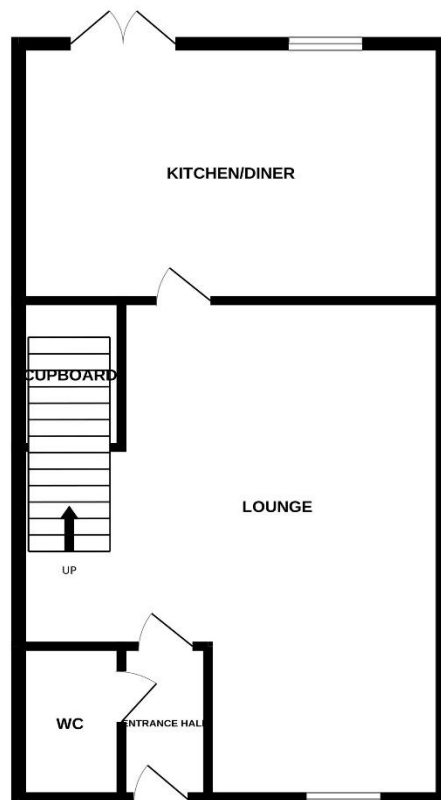
COUNCIL TAX: C

EPC: C-78

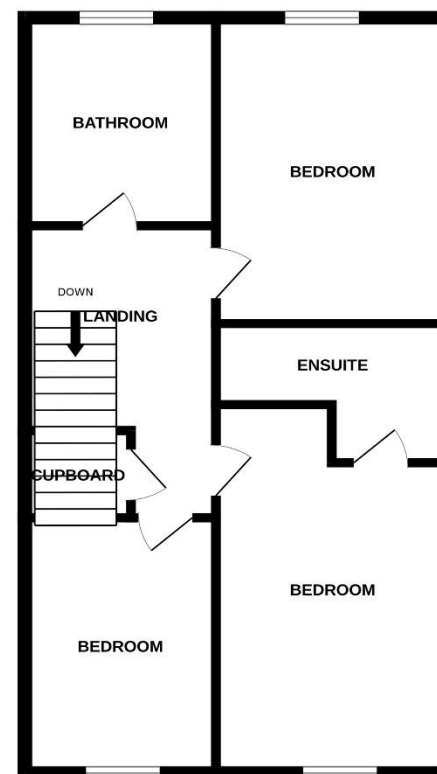




GROUND FLOOR



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.  
Made with Metroplan ©2024

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.

#### City Centre

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@  
farrandfarr.co.uk

#### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
farrandfarr.co.uk

#### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farrandfarr.co.uk

#### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@  
farrandfarr.co.uk