



96 Castle Hill Drive, Brockworth, Gloucester, Gloucestershire, GL3 4NX

£325,000

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Farr & Farr Sales Lettings 

**96 Castle Hill Drive, Brockworth,
Gloucester, Gloucestershire, GL3
4NX**

£325,000

No onward chain - This good sized 3-bedroom semi-detached house is situated in a quiet cul-de-sac position on Castle Hill Drive has just been freshly redecorated. This property has been extended and offers contemporary open plan living and 3 good sized bedrooms in a popular location. The ground floor offers an entrance hall open plan lounge, kitchen and dining room with sliding doors out to the garden. Upstairs you will find 3 good sized bedrooms and bathroom. Other benefits include double glazing, study/playroom and nicely proportioned garden. To the front of the property is a driveway offering off road parking. Found in this highly sought after part of Brockworth, good local shopping and schools are within walking distance. There is a regular bus service to both Gloucester and Cheltenham with access to the M5 only a short drive away.

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Hallway

Double glazed front door with side panel. Laminate flooring. Bench with storage. Radiator.

WC

Tiled flooring. Space for washing machine and tumble dryer. Built in shelving. Worktop with tiled splashback. Hand wash basin. Low-level WC. Enclosed electric shower. Tiled walls. Chrome towel rail. Double glazed window with obscure glass to front.

Open Plan Kitchen, Living and Dining Room 31' 4" x 19' 2" (9.54m x 5.84m)

Living Area

Continuation of laminate flooring. A range of shelving and cabinets housing TV unit. Radiator. Understairs cupboard.

Kitchen Area

Partly tiled walls. Built-in electric oven and 4 ring hob. Extractor hood. Built-in fridge. Space for undercounter fridge and freezer. Cabinet drawers and wall cupboards with laminate worktops over Stainless steel sink with drainer and mixer tap. 2 x double glazed window to side. Rear door to side.

Dining Area

2 x Radiator. Double glazed window to rear. Patio doors to garden and terrace.

Lounge / Bedroom 4

Carpet flooring. Stairs to the first floor. Built-in wall cabinets. Double glazed windows to front. Radiator.

First Floor Landing

Access to the loft. Radiator.

Bedroom 1 13' 6" x 10' 2" (4.11m x 3.10m)

Double glazed window to rear with views of Crickley Hill. Radiator. Carpet flooring.

Bedroom 2

Double glazed window to the rear with views of Crickley Hill. Carpet flooring. Radiator.

Bedroom 3 10' 2" x 10' 2" (3.10m x 3.10m)

Carpet. Double glazed window to the front. Radiator.

Bathroom

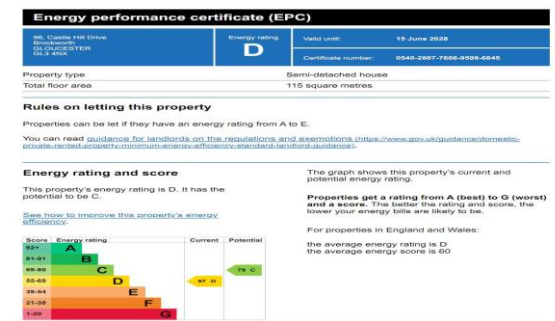
Tiled floor. Partly tiled walls. Low-level WC. Wash hand basin. Bath with shower over and shower screen. Double glazed obscured glass window to the front.

External

Front : Driveway laid to gravel with parking for 2 vehicles. Wooden gate leading to rear garden. Rear Garden: Laid to patio and grass. Wooden fence surround with gate for rear access.

Agent Notes

EPC: D Council Tax: C









Ground Floor



First Floor

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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