



Vicarage Cottage, Vicarage Lane, Brockworth, Gloucester, GL3 4EY

Offers in Excess of £200,000

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Farr & Farr Sales Lettings 

**Vicarage Cottage, Vicarage Lane,
Brockworth, Gloucester, GL3 4EY**

**Offers in Excess of
£200,000**

**CASH BUYERS ONLY - A LOVELY PERIOD
DETACHED COTTAGE DATING BACK FROM
200 YEARS, COMPLETELY UNSPOLIT BUT IN
NEED OF TOTAL MODERNISATION.**

Vicarage Cottage is situated on Vicarage Lane in this established part of Brockworth close to excellent schools, good shopping and transport facilities. Gloucester is 4 miles to the West, Cheltenham 5 miles to the East and the M5 motorway is only a very short drive. The cottage has been in the same ownership for many years and is in need of complete internal modernisation but due to the garden size, has the potential for significant extension to create a lovely family home. In its present form it has 2/3 bedrooms on the first floor, one being a large landing and to the ground floor, a good size sitting room with Inglenook fireplace and adjoining dining area, a kitchen and bathroom. It is heated by gas, has secondary double glazing and to the exterior, parking to the front with space for a garage or carport to the side and level private rear gardens of a very good size.

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ENTRANCE HALL

Wide timber front door. Quarry tiled floor. Understairs cupboard.

INNER HALL

Double radiator. Rear garden and arch to:-

SITTING ROOM 14' 0" x 11' 8" (4.26m x 3.55m)

Large inglenook fireplace with concealed beam. Deep store cupboard to one side. Double radiator. Two wall light points.

KITCHEN AREA 12' 6" x 8' 2" (3.81m x 2.49m)

Inset single drainer stainless steel sink set into worktop with cupboards and drawers below. Wall and base units. Gas point. Part tiled walls. Cooker control panel. Vinyl floor. Door to landing. Door to:-

UTILITY AREA

Worktop and plumbing for washing machine. Power.

BATHROOM

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

FIRST FLOOR

LANDING/BEDROOM 3 14' 3" x 9' 8" (4.34m x 2.94m)

Ceiling beams. Double radiator. Door to:-

BEDROOM 1 10' 0" x 14' 6" (3.05m x 4.42m)

Double radiator. Chimney breast recess. Deep wardrobe cupboard. Ceiling beams.

BEDROOM 2 14' 5" x 9' 3" (4.39m x 2.82m)

Double radiator. Ceiling beams. Baxi gas fired central heating boiler.

EXTERIOR

Front gardens with driveway to double gates and access to space for garage/carport. Path to front door and rear gardens. Large hedge to the front giving privacy from the road.

Rear gardens of a very good size and level. Laid predominantly to lawns and maturely landscaped with shrubs and bushes. Small area of split level terrace. All enclosed by fencing or walling giving a good deal of privacy.

AGENTS NOTE

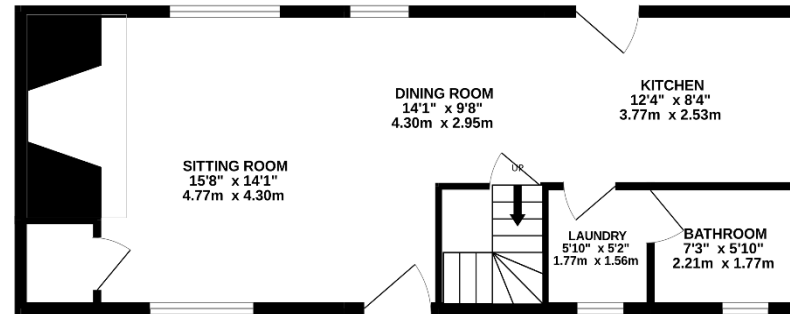
COUNCIL TAX: C

EPC: E-52

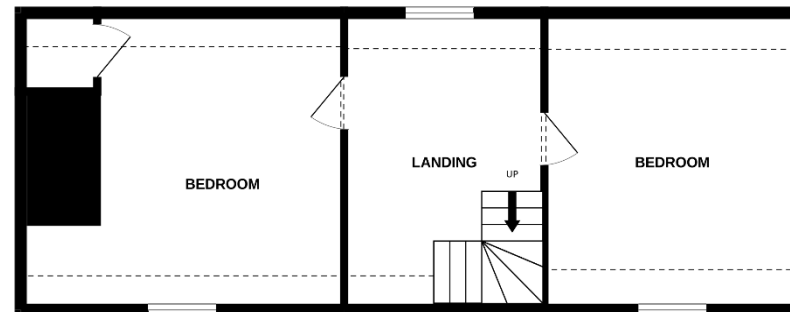
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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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