



5 Bowthorpe Drive, Brockworth, Gloucester, Gloucestershire, GL3 4FS

£290,000

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**Farr & Farr** Sales  
Lettings 

**5 Bowthorpe Drive, Brockworth,  
Gloucester, Gloucestershire, GL3  
4FS**

**£290,000**

This modern three bedroom property is located in Coopers Edge and benefits from a Garage. The front door opens in to an entrance hall with cloakroom and through to the good sized living room. At the rear of the property, the modern kitchen / dining room is fitted with a good range of wall and base units and has French doors leading out to the rear garden. Stairs lead to the first floor landing with three bedrooms. Bedroom three benefits from fitted wardrobes and dressing table. Overlooking the front aspect of the property, the master bedroom features an en suite. Completing the property, the modern bathroom is fitted with WC, hand wash basin and bath with shower over. The rear garden is mostly laid to lawn with shrub border and patio. The garage is accessed directly off the garden.

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**Entrance Hall** 3' 10" x 9' 5" (1.17m x 2.87m)

Upvc front door. Carpet with coir matting. Radiator. Stairs to first floor landing.

**Cloakroom** 2' 11" x 5' 5" (0.90m x 1.65m)

WC. Basin. Radiator. Vinyl flooring.

**Living Room** 12' 10" x 17' 4" (3.92m x 5.28m)

Double glazed window to front. Carpet. Radiator.

**Kitchen / Dining Room** 16' 4" x 9' 9" (4.98m x 2.98m)

Double glazed patio doors and window to garden. Modern kitchen with range of wall, base and drawer units. Worktop. Fitted double oven. Hob with extractor hood. Stainless steel sink with draining board and mixer tap. Laminate flooring. Radiator. Understairs cupboard.

**First Floor Landing** 6' 4" x 9' 4" (1.929m x 2.853m)

Airing cupboard. Carpet.

**Bedroom One** 9' 9" x 13' 0" (2.96m x 3.97m)

Double glazed window to front. Carpet. Radiator. Access to loft via hatch.

**Bedroom Two** 6' 4" x 9' 0" (1.926m x 2.741m)

Double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

**Bedroom Three** 6' 4" x 9' 0" (1.926m x 2.741m)

Double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

**Bathroom** 6' 4" x 8' 8" (1.925m x 2.635m)

Frosted double glazed window to front. WC. Basin. Bath. Cupboard. Vinyl flooring. Radiator. Part tiled walls.

**Garage**

Driveway parking in front. Up and over door. Side pedestrian door.

**Front External**

Area laid to stone with railings surround.

**Rear Garden**

Area of patio. Lawn. Nature borders. Door to garage.

**More Information**

EPC: C Council Tax: C

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

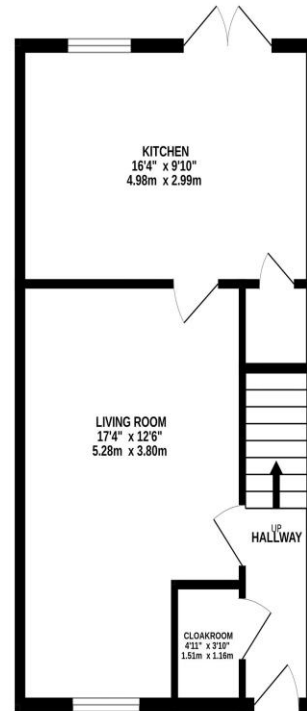




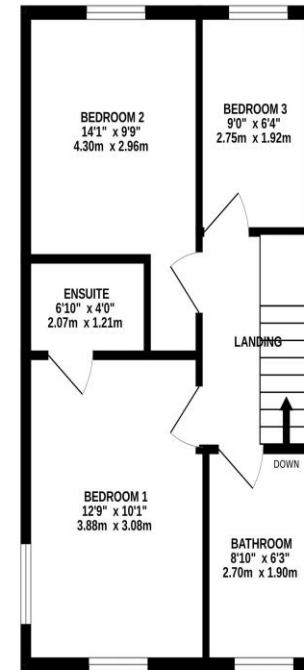




GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 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 is given 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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