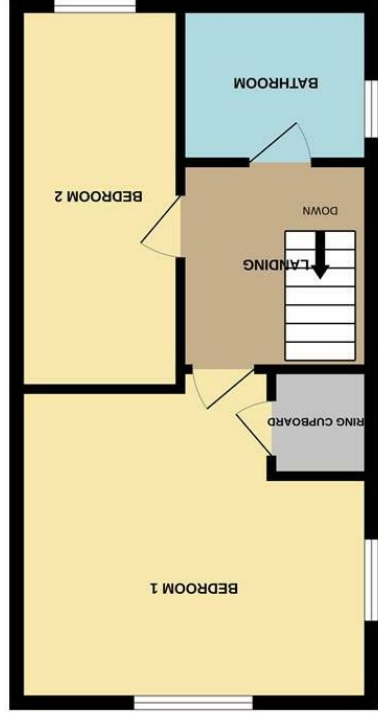
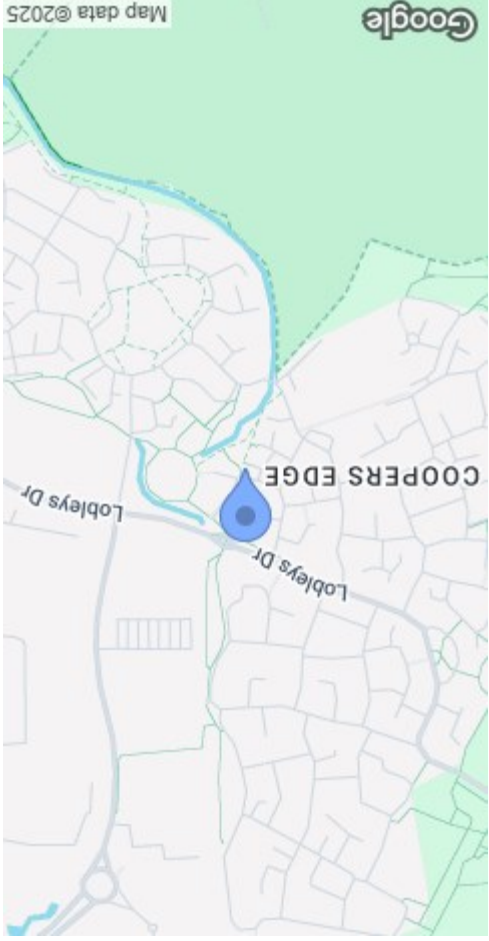


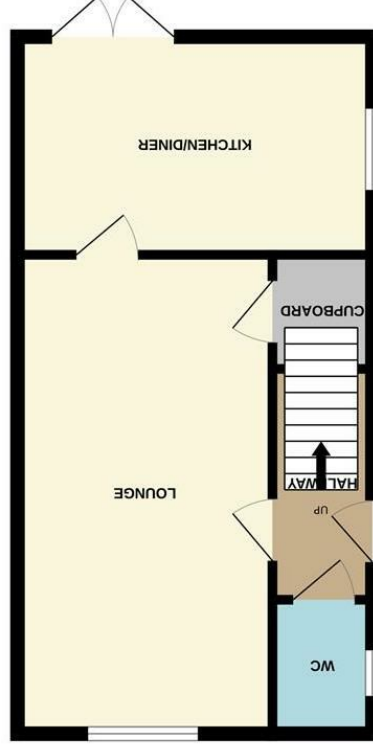


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
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1ST FLOOR  
 405 sq.ft. (37.6 sq.m.) approx.



GROUND FLOOR  
 555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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 responsibility is taken for any 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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15 Carter Close  
 Brockworth, Gloucester GL3 4BP



STEVE GOOCH  
 ESTATE AGENTS | EST 1985



**£225,000**

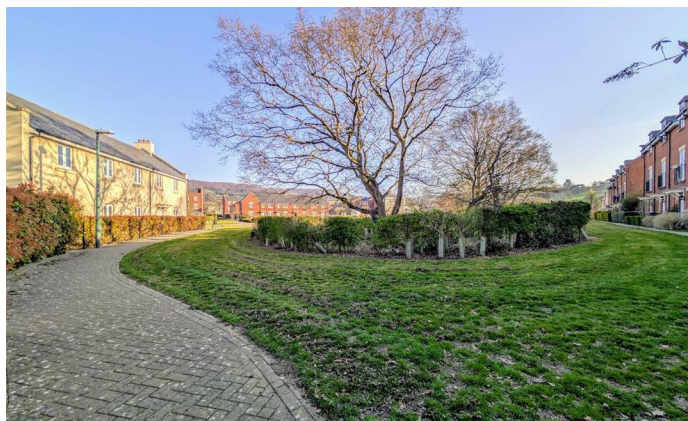
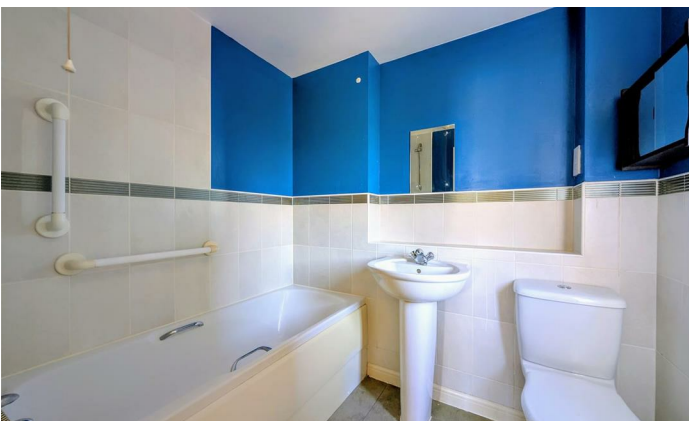
Chain free two bedroom semi detached house with a fitted 13ft kitchen/diner, a downstairs cloakroom and a single garage situated in a popular family area.

Accommodation comprises entrance hallway, cloakroom, lounge, kitchen/diner with French doors onto the patio, bedroom one, bedroom two and the bathroom with a white suite.

Outside of the property you have a driveway leading to the single garage and an enclosed rear garden in need of landscaping.

Brockworth is a parish, village and district of Gloucester in Gloucestershire, England, situated on the old Roman road that connects the City of Gloucester with Barnwood. It is located 4 miles southeast of central Gloucester, 6 miles southwest of Cheltenham and 11.5 miles north of Stroud. The name Brockworth is derived from the Saxon "wurthin" for enclosure and "broc" for brook. Settlement is believed to have occurred around 600 AD, after the defeat of the Gloucester-based Romano British at the Battle of Dyrham in 577 AD

During World War II the nearby village of Hucclecote at the Gloster Aircraft Company produced the famous Hawker Hurricane fighter, and following the war it gained renewed fame for producing several notable aircraft, including Britain's first jet aircraft, which was test flown here. Brockworth is also the birthplace of actor, comedian and writer Simon Pegg.



Front door leads into:

**ENTRANCE HALLWAY**

Stairs leading off, single radiator, cloaks hanging space.

**CLOAKROOM**

5'2 x 3'1 (1.57m x 0.94m)

Low level w.c., pedestal wash hand basin with a mixer tap and a tiled splashback, single radiator, upvc double glazed window to side elevation.

**LOUNGE**

19'4 x 10'3 (5.89m x 3.12m)

Two single radiators, tv point, telephone point, understairs storage cupboard, upvc double glazed window to front elevation overlooking the surrounding area.

**KITCHEN/DINER**

13'8 x 8'9 (4.17m x 2.67m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in four burner gas hob, electric double oven, extractor hood and fridge/freezer, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, extractor fan, space for table and chairs, double radiator, upvc double glazed window to side elevation, matching French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Single radiator, access to loft space, upvc double glazed window to side elevation.

**BEDROOM 1**

13'8 x 13'7 max (4.17m x 4.14m max)

Single radiator, tv point, telephone point, airing cupboard with an insulated hot water cylinder and shelving, upvc double glazed windows to side and front elevations overlooking the surrounding area and Coopers Hill.

**BEDROOM 2**

14'7 x 6'8 max (4.45m x 2.03m max)

Single radiator, telephone point, upvc double glazed window to rear elevation.

**BATHROOM**

6'9 x 5'5 (2.06m x 1.65m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, extractor fan, upvc double glazed window to side elevation.

**OUTSIDE**

To the side there is a paved pathway leading to the side entrance door.

To the rear there is an enclosed garden measuring 33ft in length which is in need of landscaping with a paved patio and wooden built shed surrounded by panelled fencing and walling with a personal access gate at the rear giving access to off road parking which in turn leads to a:

**SINGLE EN-BLOC GARAGE**

Up and over door to front elevation.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**LOCAL AUTHORITY**

Council Tax Band: B  
Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Glos. GL5 4UB.

**TENURE**

Freehold.

**VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Abbeymead Avenue turn where signposted at the traffic lights into Lobeys Drive and proceed along here into Coopers Edge turning right where signposted into Zura Avenue then left into Carter Close where the property can be located.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

