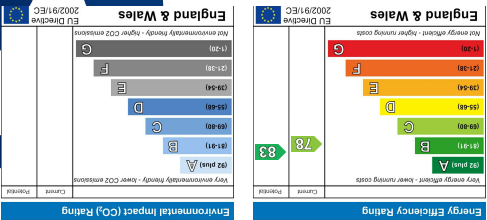


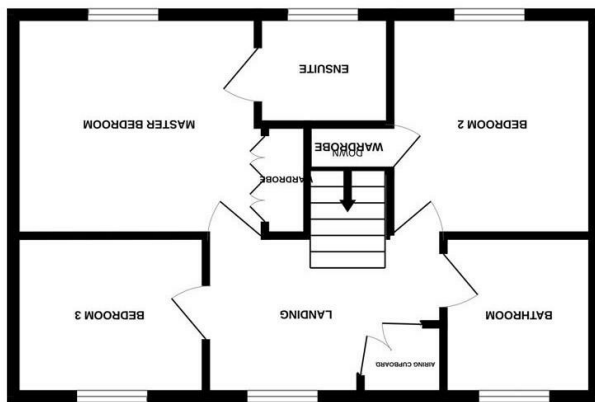
MISREPRESENTATION DISCLAIMER

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.

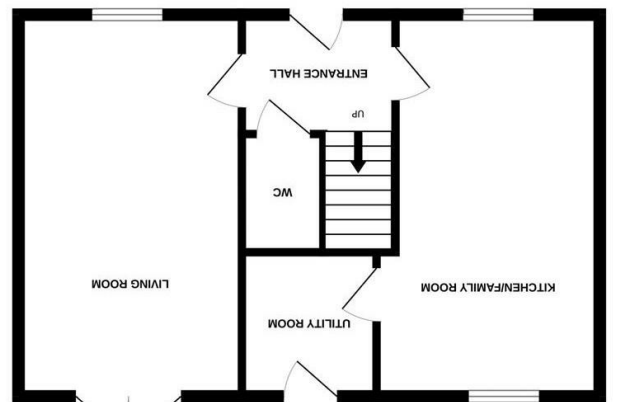


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

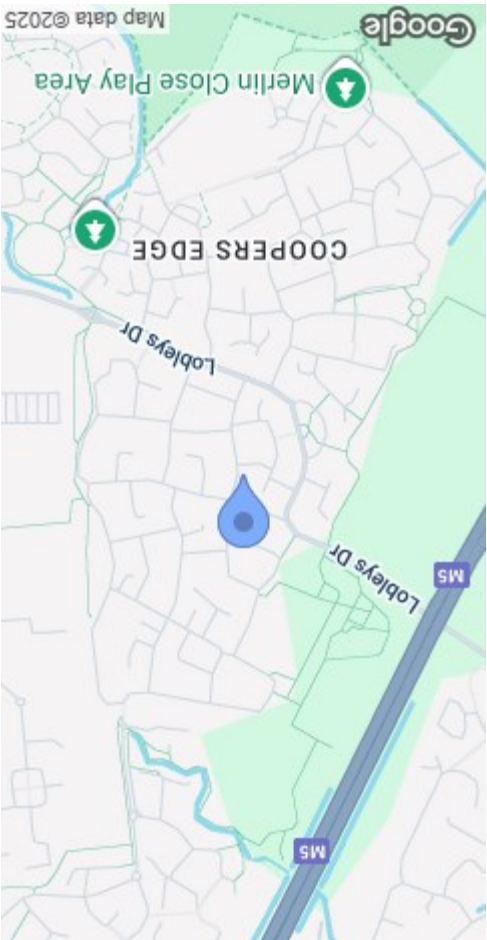
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1ST FLOOR



GROUND FLOOR



Price Guide £325,000

Very well presented and spacious three bedroom family home enjoying large kitchen/family room, separate utility, three double bedrooms master having en-suite, generous westerly facing rear garden, off road parking and garage all being set in a very convenient location.

Accommodation comprises entrance hallway, kitchen/family room, lounge, utility, downstairs w.c. whilst upstairs three double bedrooms master with en-suite and family bathroom.

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.



Double glazed composite door leads into:

ENTRANCE HALLWAY
Wood effect laminate flooring, coat hanging space, radiator, stairs to the first floor.

KITCHEN/FAMILY ROOM
17'85 x 9'56 (5.18m x 2.74m)
A range of base, drawer and wall mounted units, built in dishwasher, built in fridge and freezer, single bowl single drainer sink unit with a mixer tap, built oven and grill, four ring gas hob and extractor fan, space for large table, two radiators, upvc double glazed window to front aspect, upvc double glazed window to rear aspect overlooking the garden, through to:

UTILITY ROOM
5'67 x 5'44 (1.52m x 1.52m)
Base and wall mounted units one housing the Ideal Logic gas fired boiler, worktops, plumbing for washing machine, space for tumble dryer, power points, radiator, upvc double glazed composite door to rear aspect.

LOUNGE
17'88 x 10'60 (5.18m x 3.05m)
Wood effect laminate flooring, two radiators, tv point, power points, upvc double glazed window to front aspect., upvc double glazed doors to rear aspect leading onto the rear patio and westerly facing garden.

DOWNSTAIRS W.C.
Low level w.c., vanity wash hand basin, tiled splashback, extractor fan, radiator, wood effect laminate flooring.

From the entrance hallway stairs lead to the first floor.

LANDING
Radiator, airing cupboard with slatted shelving and water cylinder, upvc double glazed window to rear aspect.

MASTER BEDROOM
12'30 x 10'12 (3.66m x 3.05m)
Two double wardrobes with hanging space and shelving, tv point, power points, upvc double glazed window to front aspect, through to:

EN-SUITE SHOWER ROOM
Double shower cubicle with tiled walls, low level w.c., pedestal wash hand basin, heated towel rail, extractor fan, upvc double glazed frosted window to front aspect.

BEDROOM 2
11'27 x 9'72 (3.35m x 2.74m)
Wardrobe with hanging space and shelving, radiator, power points, upvc double glazed window to front aspect.

BEDROOM 3
9'16 x 7'49 (2.74m x 2.13m)
Radiator, power points, upvc double glazed window to rear aspect.

BATHROOM
White suite comprising panelled bath, pedestal wash hand basin, low level w.c., heated towel rail, partly tiled walls, extractor fan, upvc double glazed frosted window to rear aspect.

OUTSIDE
To the front there is on street parking and a path to the front door. There is vehicular access to the rear of the property leading to the:

GARAGE
Up and over door to front elevation, personal door leading into the rear garden.

The rear garden enjoys a large lawn and patio area great for outside entertaining, outside tap all being enclosed by fencing and having the added benefit of being westerly facing.

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: C
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

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 Morrison's roundabout take Abbeymead Avenue and at the second set of traffic lights take Lobeys Drive. Continue along turning left where signposted into Yew Tree Road then first right into Stearman Road where the property can be found nearing the end on the left hand side as indicated by our For Sale board.

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