

**TG**

SALES & LETTINGS



Vicarage Lane, Brockworth, Gloucester  
Gloucestershire GL3 4HS

**£325,000**

- THREE BEDROOMS
- EXTENDED TO THE SIDE
- GREAT POTENTIAL
- LARGE PLOT
- GAS HEATING
- TWO BATHROOMS

**The Property**

**\*\*THREE BEDROOM FAMILY HOME\*\***

TG Sales is excited to present this charming, extended three-bedroom property on Vicarage Lane, Brockworth. This ideally located home offers the tranquillity of village life while also providing easy access to local amenities and transportation links to Gloucester and Cheltenham.

This delightful house is in need of some modernization but features an entrance hall, two reception rooms, a spacious kitchen, a utility room, a downstairs cloakroom, and a rear porch that leads to the back garden.

Upstairs, there are three bedrooms and a large family bathroom.

The property has a large rear garden with ample storage and off-road parking for multiple cars in the front. Additional benefits include UPVC windows and gas central heating throughout.



**Situation**

Located in the heart of the village, you have easy access to local shops including a post office, several takeaways, and a coop. The M5 junction is a short drive and bus routes to both Gloucester and Cheltenham are available.

**Directions**

**SATNAV postcode GL3 4HS**

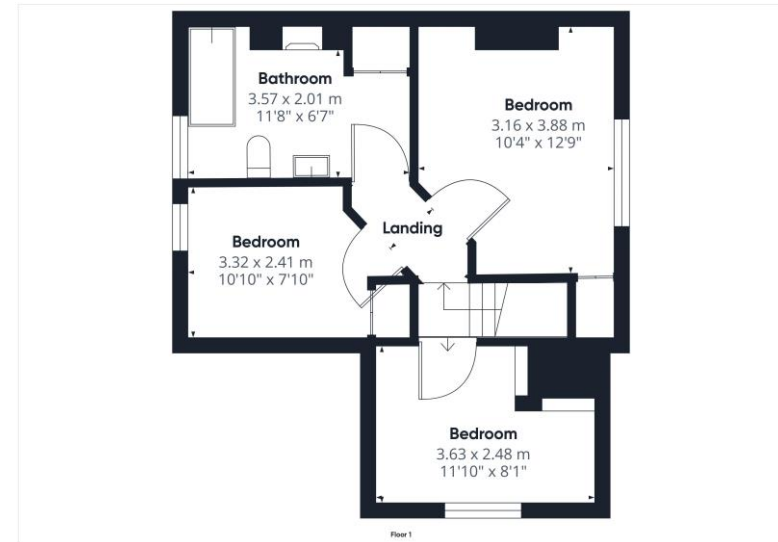
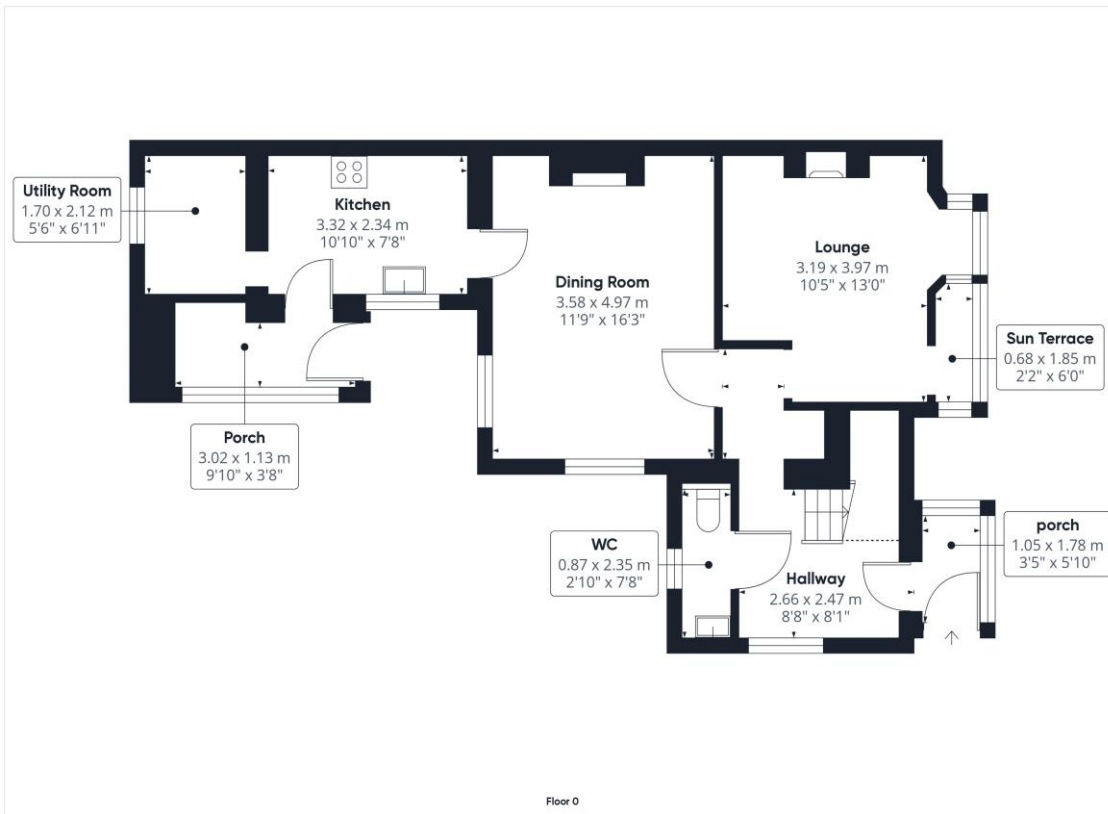
**Tenure Freehold**

**Local Authority** Gloucester

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band D**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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