



Westfield Avenue, Brockworth,
Gloucester, GL3 4AY

Freehold

£355,000

5 Westfield Avenue, Brockworth,
Gloucester, Gloucestershire, GL3 4AY

£355,000

Freehold. Council Tax Band C



3 Bedrooms



2 Bathrooms



2 Receptions

Features

- * EXTENDED
- * SEMI DETACHED
- * WELL PRESENTED THROUGHOUT
- * VERSATILE LIVING ACCOMMODATION
- * LARGE SOUTH FACING REAR GARDEN
- * GARAGE AND OFF ROAD PARKING FOR MULTIPLE CARS
- * SOUGHT AFTER LOCATION
- * EPC TBC COUNCIL TAX C

Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

*** THREE BEDROOM EXTENDED SEMI DETACHED HOUSE, SOUGHT AFTER LOCATION, LARGE SOUTH FACING GARDEN
*** This three bedroom semi detached home has undergone vast improvements over the years and now benefits from a single storey extension and conservatory giving a larger kitchen, dining area and second reception room. This charming, well appointed property has been well maintained by it's current owners for 35 years. Located on a popular road in Brockworth this property is perfect for families and commuters with great access links to the M5 and A417 and is also within walking distance to schools and local amenities. Internally the property consists of; entrance hallway, lounge, kitchen, conservatory, further two reception rooms (of which one can be used as a 4th bedroom) and cloakroom. Upstairs you'll find three bedrooms and family bathroom. Externally the property consists of; off road parking for multiple cars, garage and large south facing rear garden. Further benefits include, UPVC double glazing, gas central heating - boiler only 1 year old, boarded loft with electricity and ladder, porcelain tiled patio and built in outdoor lights. Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,400pcm, please contact Michael Tuck Lettings in Abbeymead for more details. We highly advise a viewing of this fantastic property, to arrange yours call us today on 01452 612020.

Additional Information From Vendor

Utilities

- Electricity – mains
- Water – mains
- Sewerage – mains

Entrance Hallway

Lounge 9' 11" x 11' 2" (3.02m x 3.40m)

Reception Room/ bedroom 4 6' 10" x 10' 0" (2.08m x 3.05m)

Kitchen 15' 7" x 9' 0" (4.75m x 2.74m)

Sunroom 7' 10" x 19' 0" (2.39m x 5.79m)

Cloakroom

Reception Room 11' 8" x 9' 7" (3.55m x 2.92m)

First Floor Landing

Bedroom 1 9' 11" x 11' 3" (3.02m x 3.43m)

Bedroom 2 10' 0" x 11' 2" (3.05m x 3.40m)

Bedroom 3 10' 1" x 9' 1" (3.07m x 2.77m)

Bathroom 6' 9" x 5' 1" (2.06m x 1.55m)









FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.
Unauthorised reproduction prohibited

Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

