



40 Green Acre, Brockworth, Gloucester, GL3 4NQ

£160,000

**CHOSEN**  
ESTATE AGENTS



## THE PROPERTY

\*Cash Buyers Only\*

Offered to the market with no onward chain is this three bedroom semi-detached Hawksley Constructed property.

The internal accommodation comprises a generous living/dining room, kitchen, downstairs WC and useful outhouse. Upstairs, the property offers two double bedrooms, a single bedroom, and family bathroom.

Externally, there is an enclosed rear garden, and small garden area to the front.

In need of modernisation throughout, this property could make a fantastic investment opportunity!

- Hawksley Construction
- Three Bedroom Semi-Detached
- Close To Local Amenities
- EPC Rating: D65
- Cash Buyers Only
- No Onward Chain
- In Need Of Modernisation
- Council Tax Band: A

Agents Note.

Freehold.


EPC Rating: D65

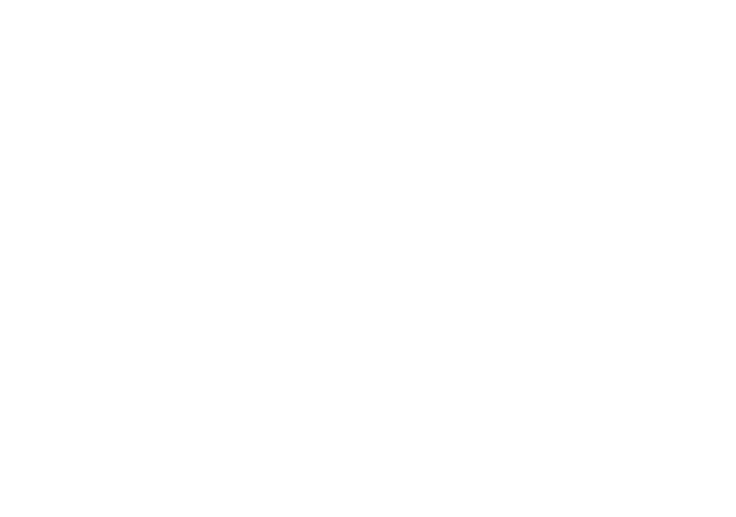
Tewkesbury Borough Council Band: A

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

949.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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