



17 Maple Drive, Brockworth, Gloucester, GL3 4DW

£210,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Available exclusively to CASH BUYERS ONLY, this three-bedroom semi-detached home is of Hawksley NON-STANDARD CONSTRUCTION and presents a rare opportunity for those seeking a property with both charm and potential. Requiring a degree of modernisation, it offers a wonderful blank canvas for buyers to create a bespoke family home, with further scope to extend above the garage (subject to the necessary planning permissions).

The ground floor is well laid out, with a welcoming entrance hall leading into a spacious living room that stretches over 20 feet in length – a fantastic setting for family life and entertaining. The kitchen is neatly positioned to the rear, while a ground floor cloakroom adds convenience. The integral garage provides excellent storage or parking, and, for those with vision, holds significant potential for conversion or extension.

On the first floor, three well-proportioned bedrooms offer flexibility for family, guests, or even a home office. The accommodation is completed by a family bathroom, ready to be modernised to meet contemporary tastes.

Outside, the property enjoys a large garden to the rear – a peaceful spot ideal for relaxing or entertaining – while to the front, driveway parking sits alongside the garage.

Offered to the market with no onward chain, this is an exciting chance for cash buyers to acquire a property with fantastic potential in a desirable residential setting, ready to be reimaged into a home of real distinction.

Agents Note  
Freehold  
EPC Rating: TBC  
Tewkesbury Borough Council Tax Band: C  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.


Flood Risk:  
Rivers & Sea: Very Low  
Surface Water: Very Low

\*The property is of non-standard construction and is only available to cash buyers\*

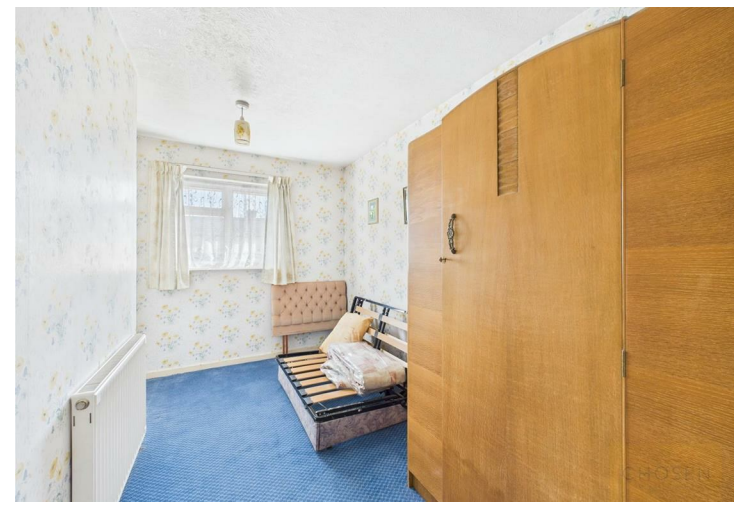
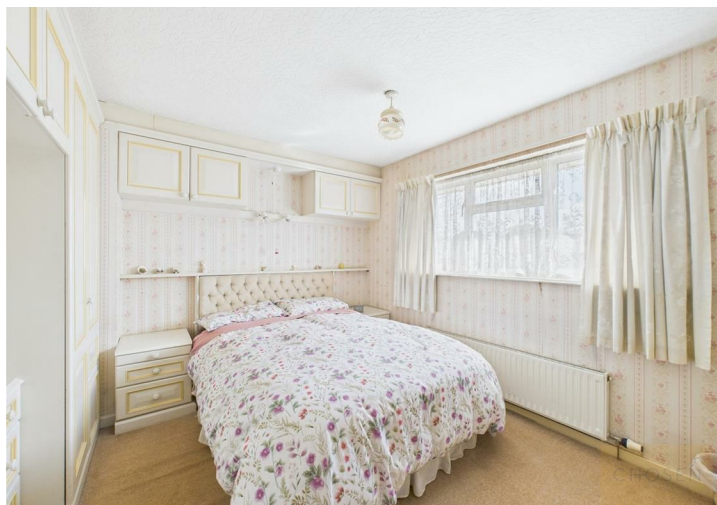
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- Cash buyers only – Hawksley non-standard construction
- Three-bedroom semi-detached home requiring modernisation
- Spacious 20ft living room and fitted kitchen
- Ground floor WC and integral garage with potential to extend above
- Private rear garden, driveway parking
- No onward chain
- EPC Rating - TBC
- Council Tax Band - C

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









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1138 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.