



8 Sentinel Way, Brockworth, GL3 4FG

£300,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Offered to the market with no onward chain, this well-presented three-bedroom end-of-terrace home is situated within the popular Coopers Edge development, making it an ideal choice for first-time buyers, young families or investors.

The ground floor features an entrance hall with a convenient downstairs WC and a comfortable separate living room. To the rear is a spacious kitchen/dining room, providing plenty of room for everyday dining and entertaining, with French doors opening directly onto the garden.

Upstairs, the property offers three bedrooms, including a main bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Outside, the south facing, enclosed rear garden has been designed with low maintenance in mind, creating an easy-to-manage space for relaxing and entertaining. Further benefits include a garage and one allocated parking space.

Coopers Edge is a well-established modern development offering convenient access to local schools, amenities, green spaces and transport links towards Gloucester, Cheltenham and the M5. Early viewing is highly recommended.

Agents Note.

Freehold

EPC Rating: C74

Tewkesbury Borough Council Tax Band: C

Mains Gas, Electric and Water are connected.

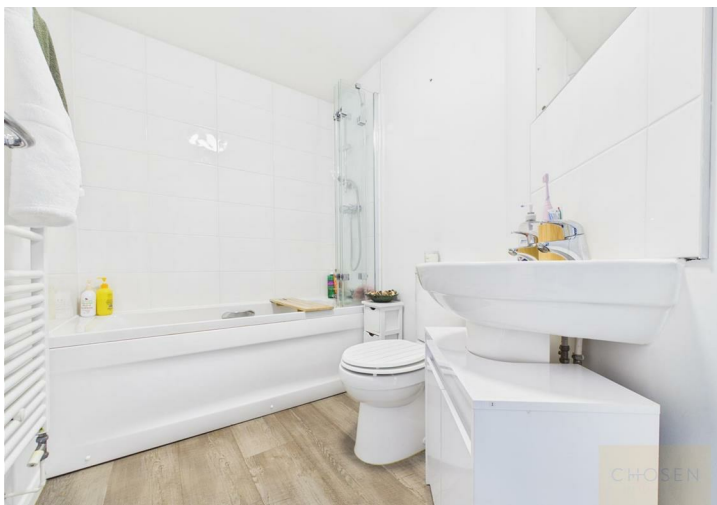
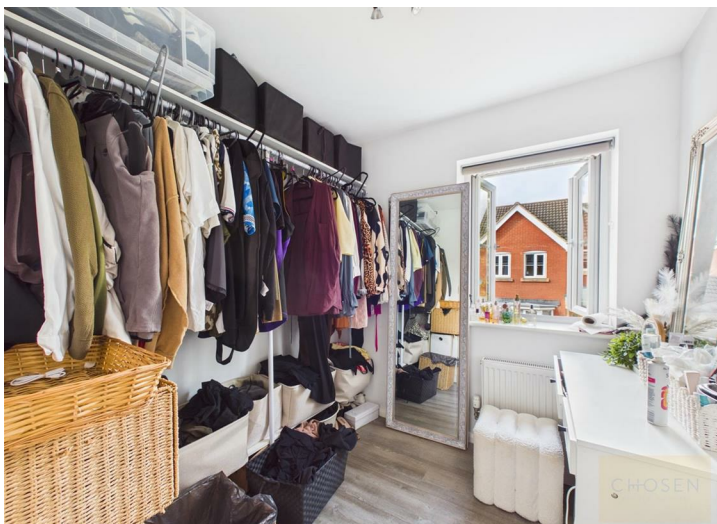
Fibre Broadband is available in the area.

Flood Risk: Very low

- Three Bedroom End • No Onward Chain Of Terrace Home
- Garage And Off Road Parking Space
- Downstairs WC, Upstairs Bathroom And En-Suite
- Perfect First Time Purchase
- Low Maintenance Rear Garden
- EPC Rating: C74
- Council Tax Band: C

Energy Efficiency Rating

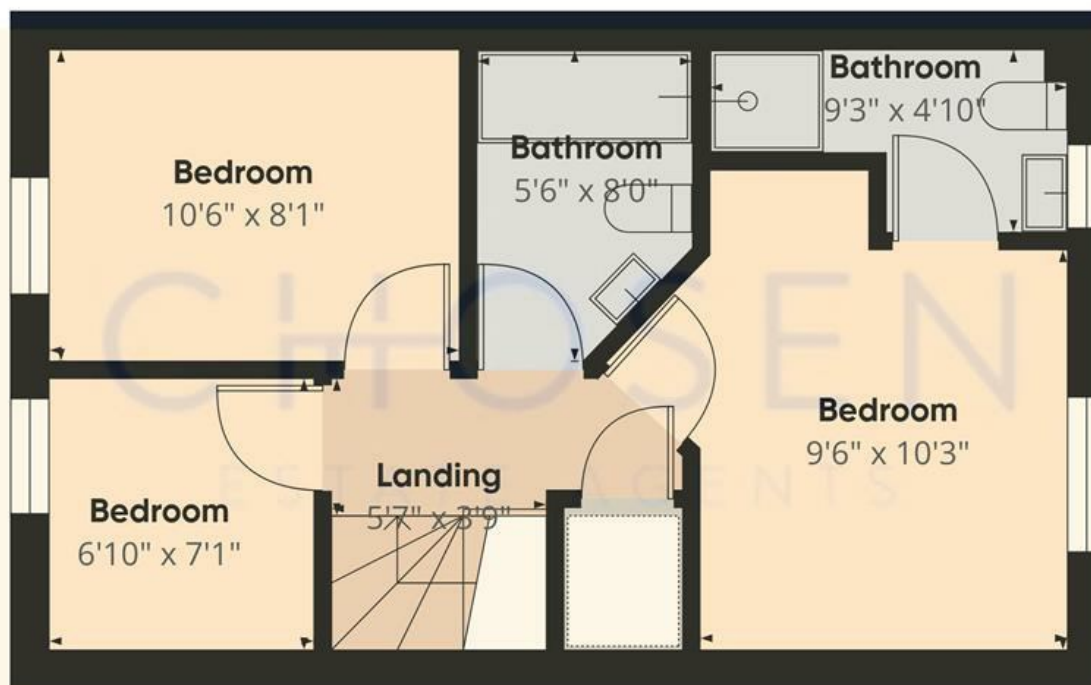
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0

Approximate total area⁽¹⁾
745 ft²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360

