



58 Boverton Avenue, Brockworth  
£350,000

**Farr & Farr** Sales & Lettings

# 58 Boverton Avenue

Brockworth, Gloucester

With an excellent array of local shops and amenities, this large four bedroom property sits at the end of a quiet cul de sac in Brockworth.

The front door opens into an entrance hall and through to the spacious living room which flows into the kitchen and dining room. The ground floor benefits from large windows allowing plenty of natural light into the property.

Stairs lead to the first floor landing with four bedrooms including a master suite with an en suite. A family bathroom completes the property while a large garage is accessed off the driveway and an additional outside room with WC is off the garden.

Being on a corner plot ensures the property has a larger than usual garden to the rear and benefits from off-road parking.

Boverton Avenue is a stone's throw from local shops and is close to regular bus routes and the M5 motorway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### **Entrance Hall**

5' 5" x 4' 0" (1.64m x 1.23m)

Composite front door. Laminate flooring. Radiator. Stairs to first floor landing.

#### **Living Room**

15' 5" x 12' 4" (4.71m x 3.77m)

Double glazed window to front. Radiator. Feature fireplace. Laminate flooring.

#### **Kitchen**

6' 6" x 15' 11" (1.98m x 4.86m)

Open plan kitchen. Range of wall, base and drawer units. Laminate worktop. Double sink with draining board and mixer tap. Fitted oven. Gas hob with extractor hood. Double glazed window to rear. Laminate flooring.

#### **Dining Room**

9' 9" x 8' 4" (2.98m x 2.54m)

Double glazed windows and door to rear. Radiator. Laminate flooring.

#### **First Floor Landing**

6' 11" x 5' 9" (2.11m x 1.76m)

Carpet. Access to loft via hatch.



#### **Bedroom One**

11' 4" x 11' 3" (3.46m x 3.43m)

Double glazed window to front. Carpet. Radiator.

#### **En Suite**

4' 7" x 11' 3" (1.39m x 3.42m)

Large en suite. Frosted double glazed window to rear. WC. Basin. Enclosed shower. Part tiled walls. Vinyl flooring. Radiator.



#### **Bedroom Two**

14' 4" x 8' 9" (4.36m x 2.67m)

Double glazed window to front. Carpet radiator. Airing cupboard.

#### **Bedroom Three**

8' 2" x 8' 8" (2.49m x 2.64m)

Double glazed window to rear. Carpet. Radiator.



## REAR GARDEN

Large rear garden. Mostly laid to lawn. Patio. Fence surround.

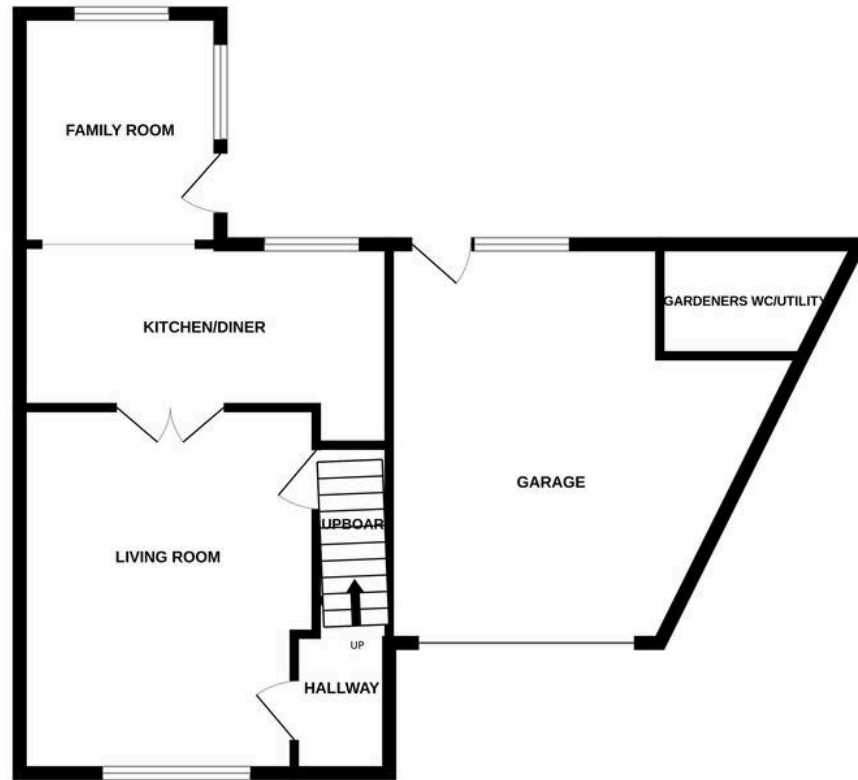
## DRIVEWAY

4 Parking Spaces

Off road parking for multiple cars. Area laid to stone.



GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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