



24 Green Street, Brockworth
£387,500

Farr & Farr Sales & Lettings

24 Green Street

Brockworth, Gloucester

Immaculately presented, this three bedroom detached property is in show-home condition and benefits from a private outlook to both the front and rear.

The front door opens into an entrance hall with internal door to garage and through to the dual aspect living / dining room. Off the dining area is a modern kitchen with utility and cloakroom.

Stairs lead to the first floor landing with three good sized bedrooms. The master bedroom benefits from a dressing area an en suite. Completing the property, the family bathroom is fitted with WC, basin and bath with shower over.

A large garden to the rear is low-maintenance and benefits from having no property to the rear while there is good parking for two cars to the front.

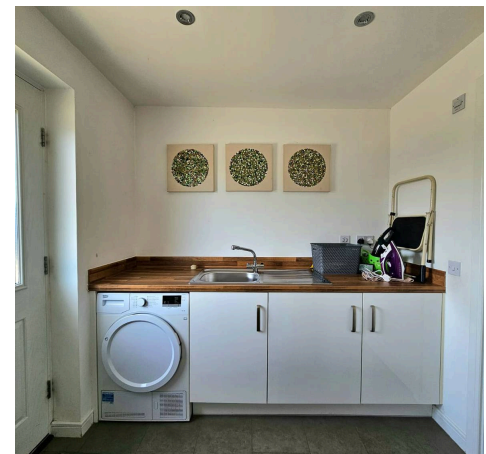
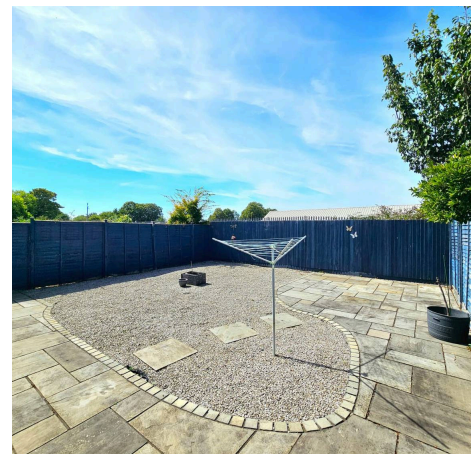
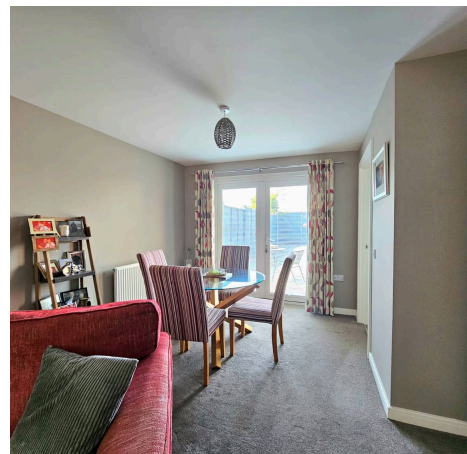
Green Street is situated in Brockworth to the east of Gloucester which benefits from good local amenities and gives easy access to the M5 motorway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hall

8' 0" x 3' 10" (2.45m x 1.16m)

Composite front door. Stairs to first floor landing. Carpet with matting. Radiator.

Living / Dining Room

22' 9" x 10' 8" (6.93m x 3.24m)

Large living and dining room. Double glazed window to front with French doors out to rear garden. Carpet. Two radiators. Understairs cupboard.

Kitchen

10' 11" x 7' 7" (3.34m x 2.32m)

Modern kitchen with a range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Fitted oven. Fitted gas hob with extractor hood. Fitted fridge freezer. Fitted dishwasher. Double glazed window to rear. Laminate flooring.

Utility Room

7' 5" x 6' 2" (2.26m x 1.89m)

Accessed off the kitchen. Base units with laminate worktop. Stainless steel sink with draining board and mixer tap. Integrated washing machine. Door to rear garden. Laminate flooring.

Cloakroom

3' 3" x 6' 2" (0.99m x 1.89m)

WC. Basin. Radiator. Laminate flooring.



First Floor Landing

3' 2" x 7' 1" (0.97m x 2.17m)

Carpet. Radiator. Access to loft via hatch.

Bedroom One

20' 6" x 9' 7" (6.24m x 2.92m)

Spacious master bedroom with dressing area.
Double glazed window to front. Carpet.
Radiator.

En Suite

6' 2" x 4' 8" (1.89m x 1.41m)

Modern en suite. WC. Basin. Enclosed shower.
Frosted double glazed window to rear.
Radiator. Tiled walls. Vinyl flooring.

Bedroom Two

12' 8" x 10' 9" (3.86m x 3.27m)

Double glazed window to front. Carpet.
Radiator. Cupboard.

Bedroom Three

10' 7" x 8' 8" (3.23m x 2.63m)

Double glazed window to rear. Carpet.
Radiator.

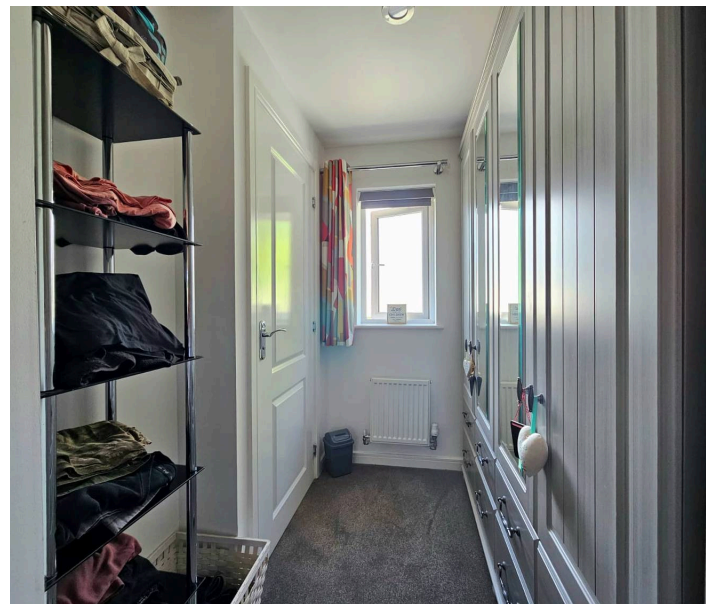
Bathroom

Modern bathroom with WC, basin and bath
with shower over. Double glazed frosted
window to rear. Tiled walls. Radiator.

Garage

20' 1" x 9' 10" (6.11m x 2.99m)

Large garage. Up and over door. Access into
house. Lighting. Electric. Combi boiler.





Rear Garden

Spacious rear garden. Laid to patio with stones. Fence surround. Side access. Outside tap.

Front Garden

Area laid to lawn. Off-road parking for two cars.

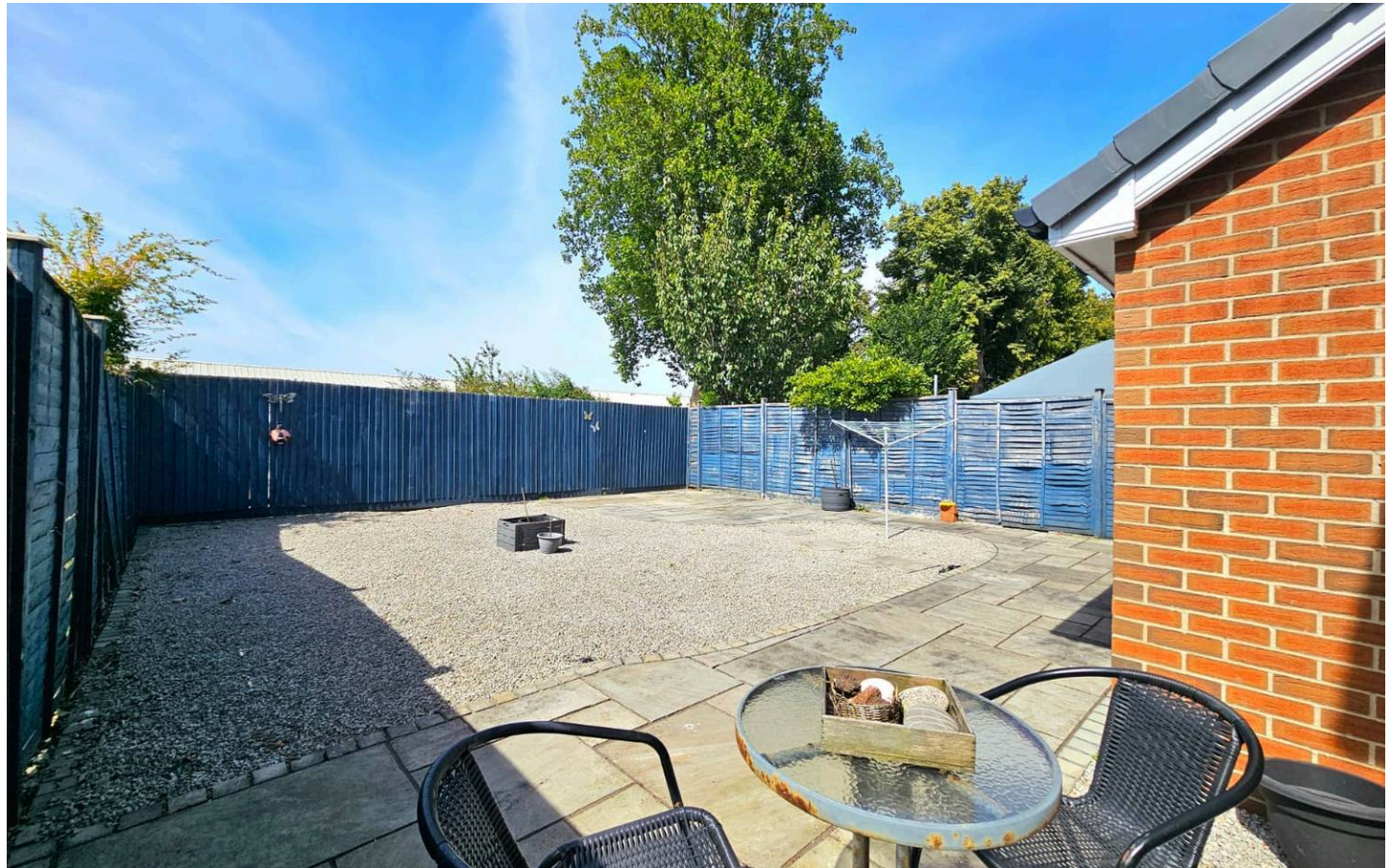
Driveway

2 Parking Spaces

Driveway parking for two cars.

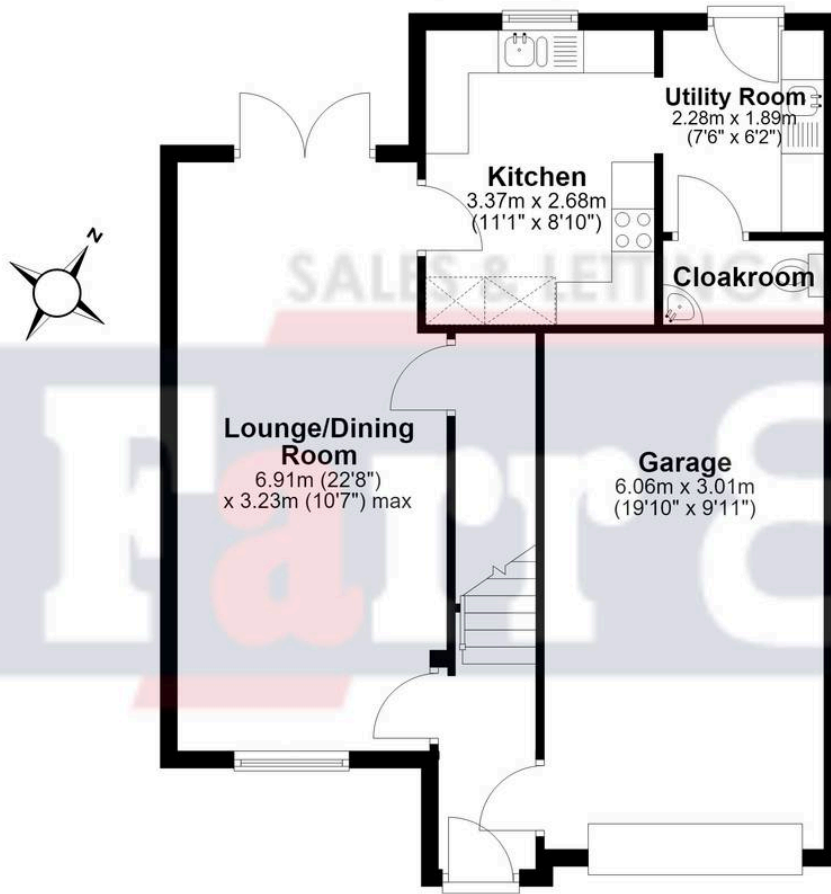
Agent Notes

Service Charges: £360 pa



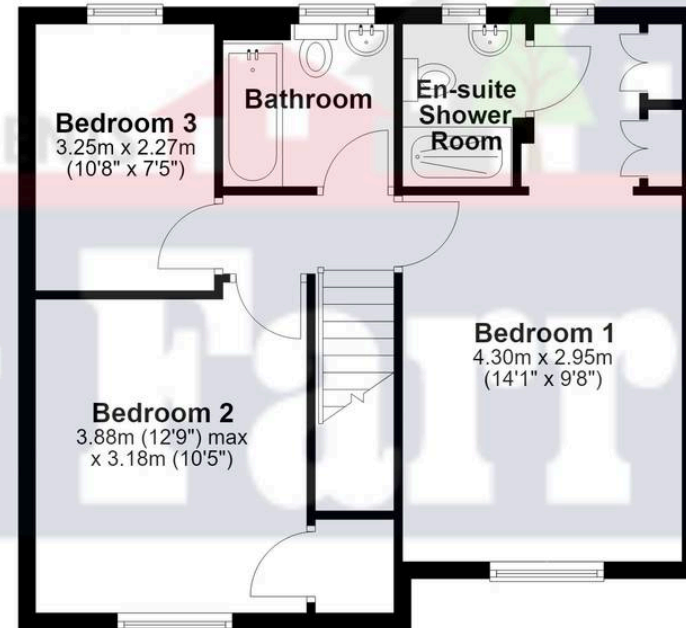
Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)
(excluding Garage)



First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 94.2 sq. metres (1014.0 sq. feet)

Farr and Farr Hucclecote

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