



2 Saxon Drive

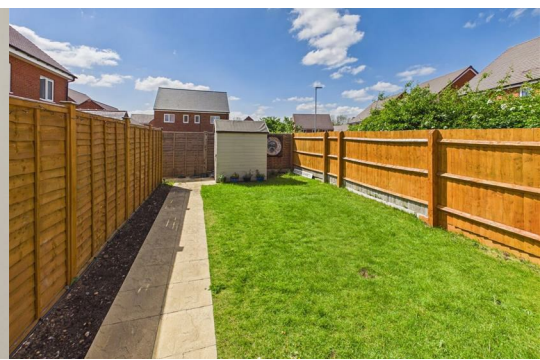
Brockworth, Gloucester, GL3 4XY

Offers over £300,000



Murdock and Wasley are proud to present, this well-presented three-bedroom semi-detached home in the sought-after Brockworth area, Saxon Drive. This property offers modern and spacious accommodation, ideal for families, first-time buyers, or investors alike.

Ideally located close to local amenities, schools, transport links, and easy access to Gloucester, Cheltenham, and the M5, this fantastic home combines comfort, convenience, and modern living.



Entrance Hall

Approached via double glazed front door, radiator, power points, stairs leading to first floor, doors leading to:

Kitchen Diner

Range of base, wall and drawer mounted units, laminate work surfaces, sink unit with mixer taps over, appliance points, power points, oven with four ring electric hob and extractor hood over, integrated dishwasher, washing machine and fridge freezer. Space for dining table, inset ceiling spotlights, front aspect upvc double glazed window.

WC

Low level wc & pedestal wash hand basin, towel rail, front aspect upvc double glazed window.

Lounge

Power points, TV points, radiator, built in storage cupboard, rear aspect upvc double glazed window, upvc double glazed french doors leading to rear garden,

Bedroom One

Power points, tv point, radiator, door leading to:

En Suite

Modern suite comprising of shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, side aspect upvc double glazed frosted window.

Bedroom Two

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin, towel rail, front aspect frosted upvc double glazed window.

Outside

To the front, the property enjoys an attractive lawned garden with a paved pathway leading to the entrance, creating a smart and welcoming first impression. Positioned on a generous corner-style plot, the home benefits from a pleasant open outlook and side access to the rear garden.

The enclosed rear garden is mainly laid to lawn and offers a private, low-maintenance outdoor space ideal for relaxing, entertaining or family use. A paved pathway runs to the rear where there is a useful garden shed providing additional storage. Timber fencing to the boundaries offers a good degree of privacy, making this a secure and enjoyable space to make your own. The pathway follows through to two parking spaces at the rear of the home.

Tenure and Charges

Freehold

Estate Management Charge, Circa £180 a year.

Services

Mains Gas, Water, Electricity and Drainage

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

