



## 13 Green Gardens

Brockworth, Gloucester, GL3 4NH

**£229,950**



We are delighted to present this well-maintained family home, tucked away at the top of a peaceful close. Offering far-reaching countryside views, this much-loved property is on the door step of some fantastic amenities. The living accommodation comprises of: Entrance hallway, cloakroom, lounge/diner & kitchen. Upstairs are three bedrooms & bathroom.

Outside to the rear we have an enclosed garden with driveway to front.



### Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, stairs leading to first floor, doors to lounge/diner, cloakroom & kitchen.

### Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, extractor fan.

### Kitchen

Upvc double glazed windows to rear & Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, partly tiled walls, under stairs storage cupboard, radiator, laminate flooring, power points.

### Lounge/Diner

Upvc double glazed bay window to front & Upvc double glazed french doors to rear, radiator, power points, laminate flooring, television point.

### First Floor Landing

Access to loft via hatch, cupboard housing combination boiler, doors to all rooms.

### Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 3

Upvc double glazed windows to front, radiator, power points.

### Bathroom

Two Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated side access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council- Band A

### Awaiting Vendor Approval

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

### Agents Note

Please note we have been notified by the vendor that this is a Hawksley construction & therefore likely available for cash purchasers only. If you believe you are able to get a mortgage on this construction please speak to a mortgage advisor before viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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