



SALES & LETTINGS



Arlington Road, Brockworth, Gloucester
GL3 4GB

Offers in Excess of £240,000

- ****No Onward Chain****
- Cul-de-Sac Location
- Garage and Parking
- Two Double Bedrooms
- Cloakroom and Bathroom
- Popular Coopers Edge Location
- Easy Access To The M5
- Close To Local Amenities & Schools

The Property

Situated in a convenient and well-established residential location, this well-proportioned two double bedroom end of terrace home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The property offers well-balanced accommodation throughout, beginning with an entrance hall leading into a bright and spacious living room, providing a comfortable space to relax and entertain, while leading out to the private enclosed rear garden.

To the front, the kitchen offers ample worktop and cupboard space. Upstairs, there are two generous double bedrooms, both offering excellent proportions, together with a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy throughout the year. A particular advantage is the garage and allocated parking space, offering valuable off-road parking and additional storage.

Located in the popular village of Brockworth, the property enjoys excellent access to a range of local amenities including supermarkets, schools, cafés and leisure facilities.

The nearby Gloucester Business Park, M5 Junction 11A, and A417 provide excellent commuter links to Gloucester, Cheltenham and the wider motorway network, while the nearby Cotswolds offer beautiful countryside walks and outdoor pursuits.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a well-located home with plenty of potential in a highly convenient location.

Early viewing is highly recommended.



Situation

The location of this home serves as a true gateway to convenience. Residents will enjoy easy access to local amenities including Tesco Superstore, David Lloyd Gym, and several well-regarded schools, along with efficient bus routes to Gloucester and Cheltenham. The nearby M5 motorway provides excellent transport links, ensuring smooth commutes to Tewkesbury, Bristol, Birmingham, and the beautiful Cotswolds, making this an ideal base for both work and leisure.

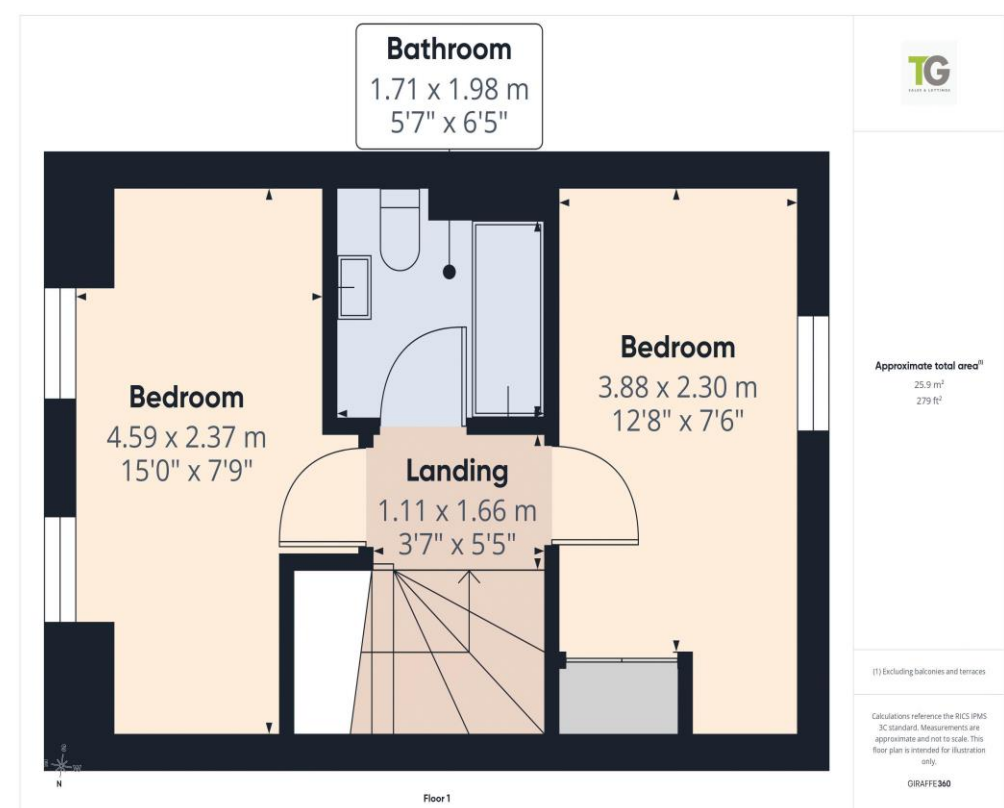
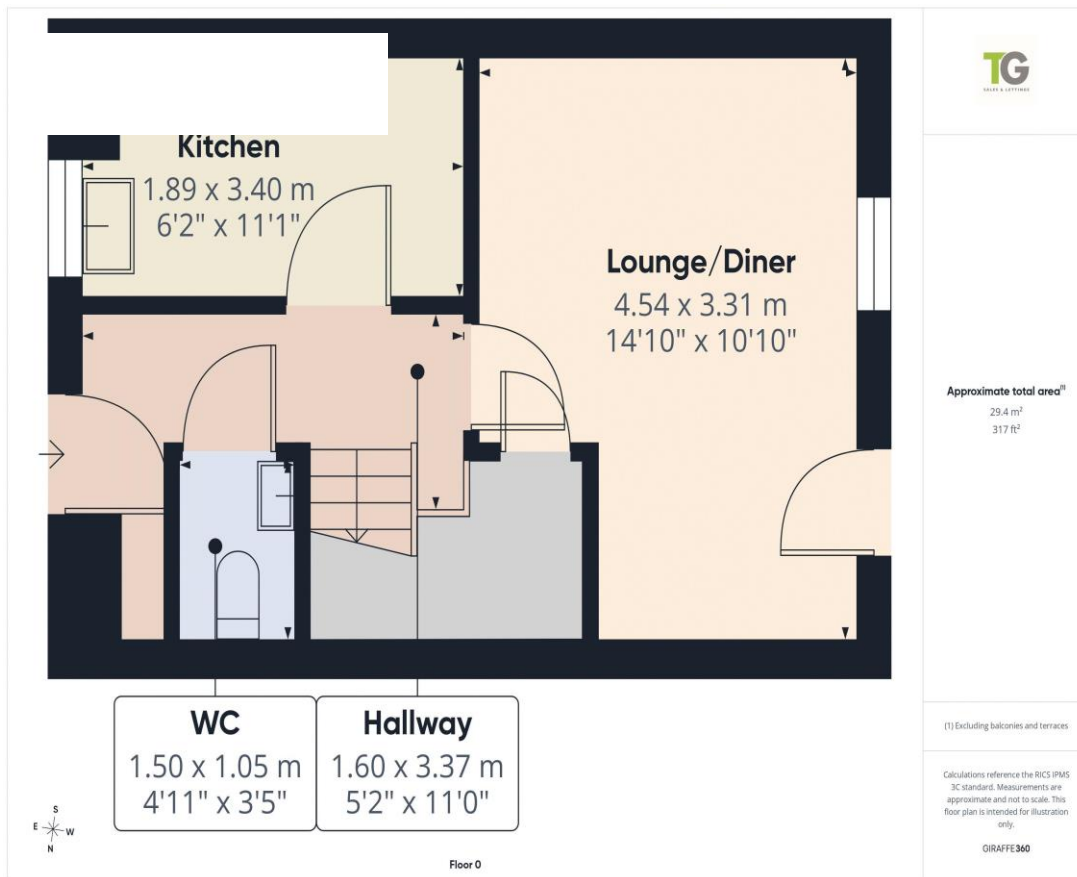
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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