



95 Abbotswood Road  
Brockworth, Gloucester, GL3 4PD

Offers Over £270,000

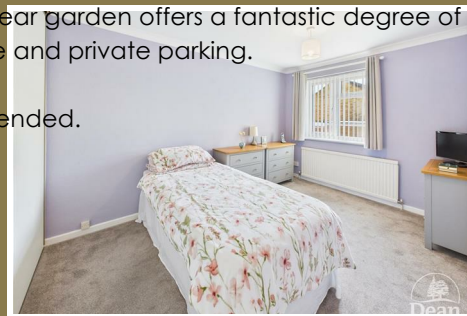


Situated at the end of a quiet no through road, this beautifully presented three bedroom family home enjoys a highly sought-after location, generous living accommodation and wonderfully private gardens backing onto mature greenery. Offered to the market with no onward chain, the property is ideal for buyers seeking a peaceful yet convenient setting close to local amenities and the nearby primary school.

Internally, the home offers a bright and welcoming entrance hallway leading through to a spacious lounge with feature fireplace and an abundance of natural light. A separate dining room provides an excellent space for entertaining and opens into the conservatory overlooking the rear garden. The kitchen enjoys pleasant garden views and offers direct access outside, while upstairs there are three well-proportioned bedrooms and a modern shower room.

Outside, the property is complemented by beautifully maintained front and rear gardens filled with a variety of mature shrubs, flowers and established planting, creating a colourful and private outdoor retreat. The rear garden offers a fantastic degree of privacy with woodland style surroundings, patio seating areas and access to the garage and private parking.

Properties in this tucked away position are rarely available, so viewing is highly recommended.



Approached via a UPVC double glazed front door into:

#### Entrance Hallway:

5'2" x 5'1" (1.60m x 1.56m)

Floor to ceiling cupboard with mains consumer unit, electric meter cupboard, tiled flooring, radiator, thermostat for central heating. BT master switch.

#### Lounge:

15'10" x 14'2" (4.85m x 4.33m)

Stairs to the first floor landing, living flame gas fire with back boiler, coved ceiling, UPVC double glazed window providing views to Coopers Hill, TV aerial lead.

#### Dining Room:

9'9" x 8'0" (2.99m x 2.46m)

Rear aspect with sliding double glazed doors to the lean to conservatory, radiator, coved ceiling.

#### Kitchen:

10'3" x 7'5" (3.13m x 2.27m)

Base units with drawers, worktop surfaces, wall cupboards, space & plumbing for washing machine, gas cooker point, sink unit, double radiator, UPVC double glazed door, window to the rear aspect.

#### Lean To Conservatory:

7'6" x 7'5" (2.30m x 2.28m)

Tiled flooring, door to outside, views of the garden.

#### First Floor Landing:

8'1" x 6'1" (2.47m x 1.86m)

Coved ceiling, access to the loft space via a loft ladder.

#### Bedroom One:

12'1" x 8'9" (3.69m x 2.69m)

Front aspect with UPVC double glazed window, radiator, direct views to Coopers Hill, built in floor to ceiling wardrobes with sliding doors.

#### Bedroom Two:

10'3" x 9'1" (3.13m x 2.79m)

Rear aspect with a UPVC double glazed window overlooking the private rear gardens, radiator, coved ceiling.

#### Bedroom Three:

8'11" x 6'9" (2.72m x 2.08m)

Front aspect with UPVC double glazed window, radiator, direct views to Coopers Hill.

#### Shower Room:

7'1" x 6'1" (2.18m x 1.86m)

Corner shower cubicle with electric shower, tiled walling, W.C., wash hand basin, radiator, UPVC double glazed window, wall light, tiled walling.

#### Outside:

To the front one will find a lawned garden with shrubs, outside light and path to both the entrance door and side path leading to the rear

gardens. Open view to Coopers Hill from this quiet cul-de-sac location.

The rear gardens are extremely private and level, one will find a patio, lawns, shrub borders, fenced boundaries and a rear gate leading to the garage via a pathway.

### Garage:

Metal up & over door.

### Agent's Note:

The sale of the property is subject to the Executors receiving a Grant of Probate. At the time of listing the property, the Executors legal representatives were preparing the documents in order to submit the Probate Application. Please enquire for the up to date progress on this application.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



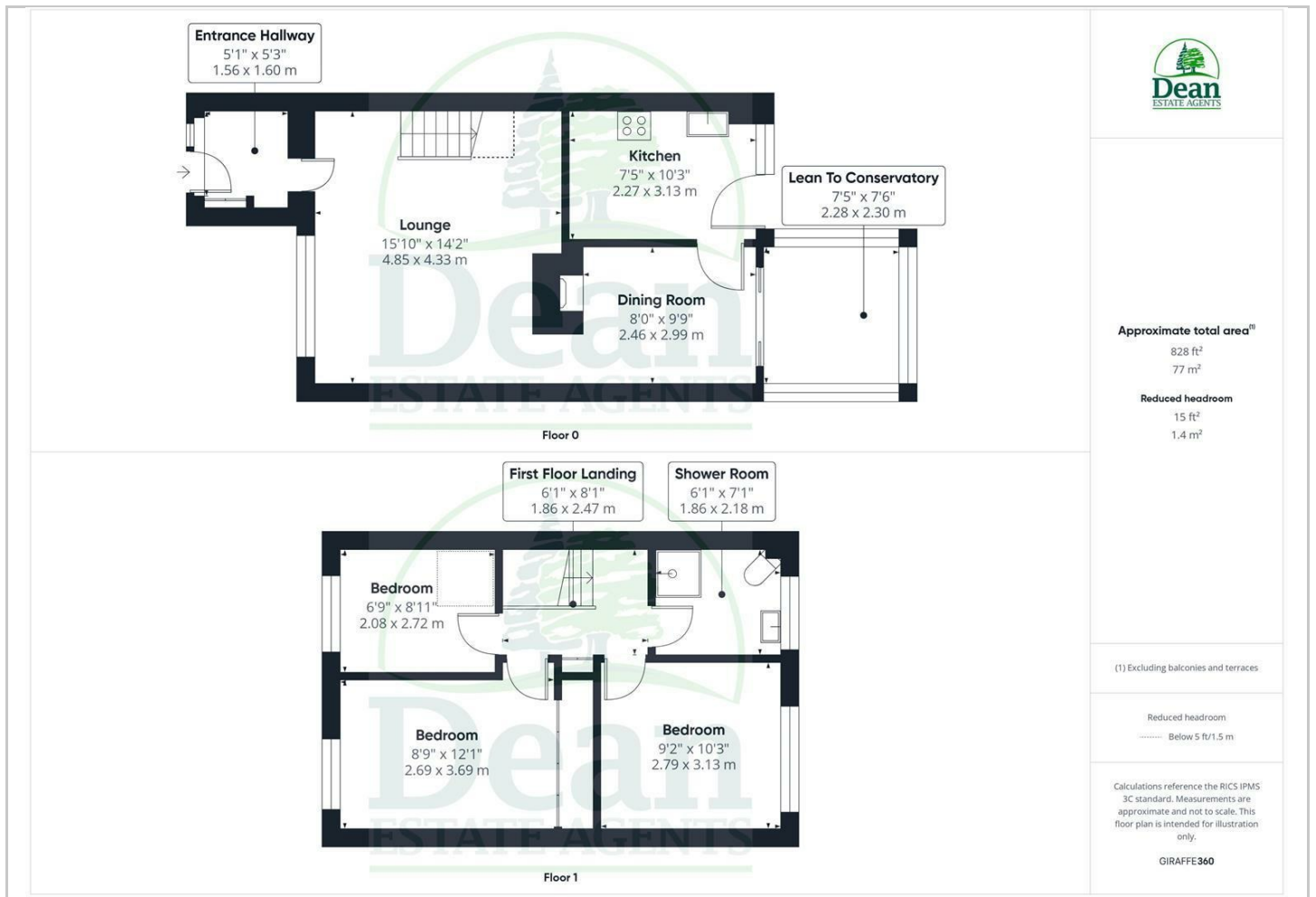
## Hybrid Map



## Terrain Map



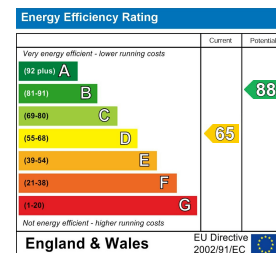
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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