



44 Chestnut Road

Brockworth, Gloucester, GL3 4FW

£310,000



We are delighted to offer this beautifully presented family home, perfectly positioned within walking distance of local schools and a wide range of amenities.

The accommodation briefly comprises a welcoming entrance with downstairs WC, a spacious lounge, and a well presented kitchen/diner featuring French doors opening onto a private, enclosed rear garden – ideal for both entertaining and family living.

Upstairs offers three well-proportioned bedrooms, with the master benefiting from an en-suite shower room, alongside a contemporary family bathroom.



Entrance Hallway

Approached via double glazed front door, radiator, power points, stairs leading to first floor, doors to both cloakroom & lounge.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, partly tiled walls, towel rail.

Lounge

Upvc double glazed windows to both front & side, television point, radiator, power points. Door through to:

Open Plan Kitchen/Diner

Upvc double glazed french doors & windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for fridge/freezer, built in dishwasher, wall mounted combination boiler, under stairs storage cupboard, radiator, tiled flooring & power points.

First Floor Landing

Airing cupboard, recessed down light, doors to all rooms.

Bedroom 1

Upvc double glazed windows to both front & side, access to loft via hatch, power points, radiator, built in wardrobes, door to en-suite.

En-Suite

Modern suite comprising of shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc double glazed frosted windows to front, panelled bath, low level wc & pedestal wash hand basin, towel rail, radiator, storage cupboard.

Rear Garden

An enclosed rear garden which is partly paved, mainly laid to lawn, gated rear access & door to garage.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band C

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		
(81-91) B		
(69-80) C	79	83
(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	

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

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