



14 Hickley Gardens, Brockworth  
£299,950

**Farr & Farr** Sales & Lettings

# 14 Hickley Gardens

Brockworth, Gloucester

With a beautiful rear garden dropping down to a brook, this two bedroom bungalow is a peaceful haven in a quiet corner of Brockworth.

The entrance leads through to a bright living room at the front of the property. To the rear a good sized kitchen is well fitted with a range of units.

Two double bedrooms face opposite aspects of the property and the second bedroom opens into the conservatory. The bathroom completes the property.

Gardens to the front are very pleasant while the terraced rear garden is a stunning setting with views over woodland and drops down to a brook.

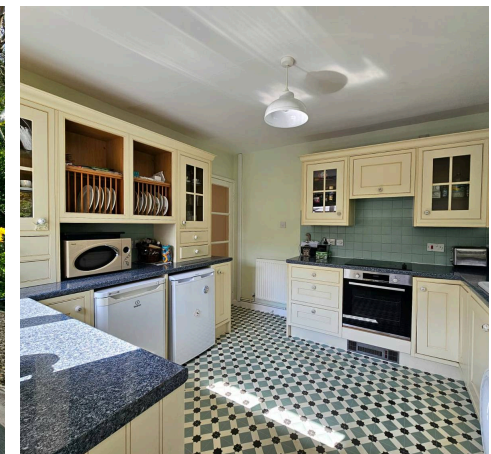
Hickley Gardens is a pleasant cul de sac in Brockworth with an excellent array of local shops, amenities and public transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





### Entrance Hall

Upvc front door. Carpet. Radiator. Access to part-boarded loft via hatch. Cupboard with boiler.

### Living Room

14' 8" x 10' 11" (4.48m x 3.33m)

A very bright and pleasant living room. Large double glazed window to front and to side. Carpet. Radiator. Feature fireplace.

### Kitchen

11' 1" x 10' 11" (3.37m x 3.32m)

Good sized kitchen. Range of wall, base and drawer units. Laminate worktop. Double ceramic sink with draining board and mixer tap. Fitted oven. Fitted hob with extractor hood. Storage cupboard with meter. Double glazed windows to front and side. Upvc door to rear. Part tiled walls. Vinyl floor.

### Conservatory

12' 10" x 9' 9" (3.91m x 2.96m)

Conservatory with beautiful views to the garden. Double glazed windows and French doors to rear. Tiled flooring.

### Bedroom One

13' 2" x 10' 11" (4.01m x 3.33m)

Double glazed window to front. Carpet. Radiator.

### Bedroom Two

12' 11" x 10' 11" (3.94m x 3.33m)

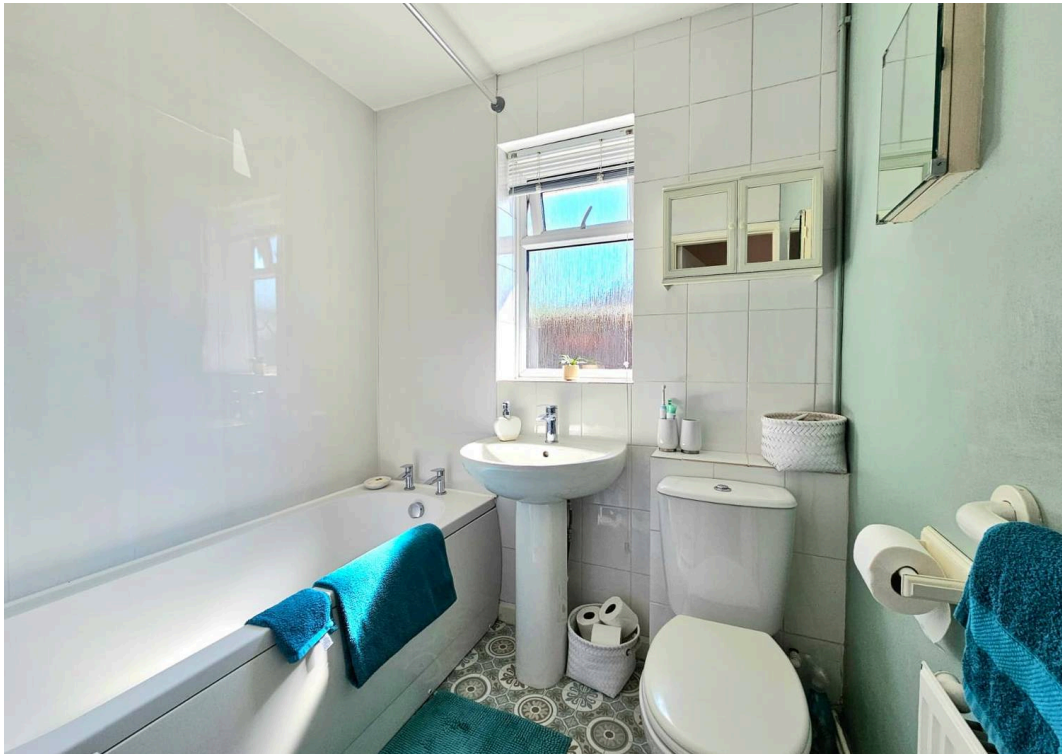
Double glazed patio doors to conservatory. Carpet. Radiator.

### Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Modern bathroom suite. WC. Basin. Bath with electric shower. Tiled and panelled walls. Vinyl flooring. Radiator. Frosted double glazed window to side.





## REAR GARDEN

Beautiful terraced rear garden with views over woodland. Laid to stone with a patio. Mature shrubbery. Steps down to a brook. Fence surround. Side access.

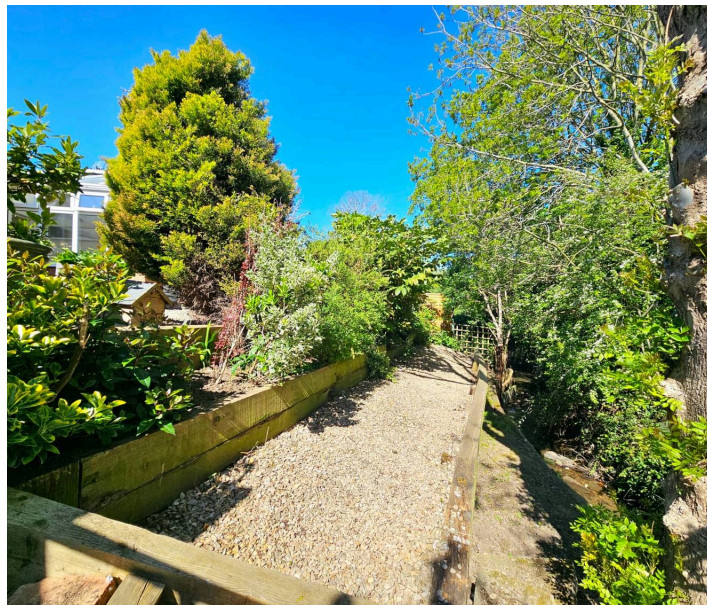
## FRONT GARDEN

Front garden laid to stones with shrubbery.

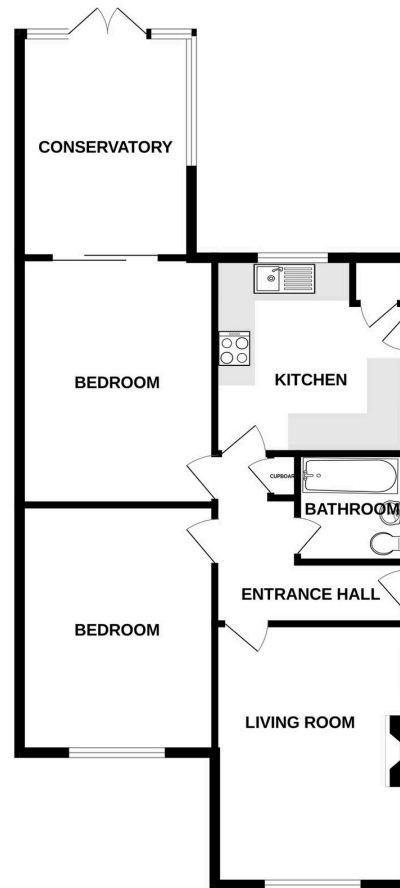
## DRIVEWAY

2 Parking Spaces

Driveway parking for multiple cars.



GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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