

17 Lea Road, Brockworth

£267,500

Farr & Farr Sales & Lettings

# 17 Lea Road

## Brockworth, Gloucester

Lea Road is a quiet corner of Brockworth and this two bedroom bungalow is deceptively spacious and offers a great opportunity to modernise and improve the property.

The front door opens into an entrance hall and through to a spacious living room at the front of the property. To the rear, the dining room leads out to a conservatory and the kitchen is accessed off the dining room.

Two bedrooms are off the entrance hall, with a particularly spacious master bedroom, and a bathroom completes the property.

To the rear is a very large garden with patio and lawn while the front offers good off-road parking.

Available with no onward chain, this bungalow presents an exciting opportunity to be remodelled and improved for modern living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

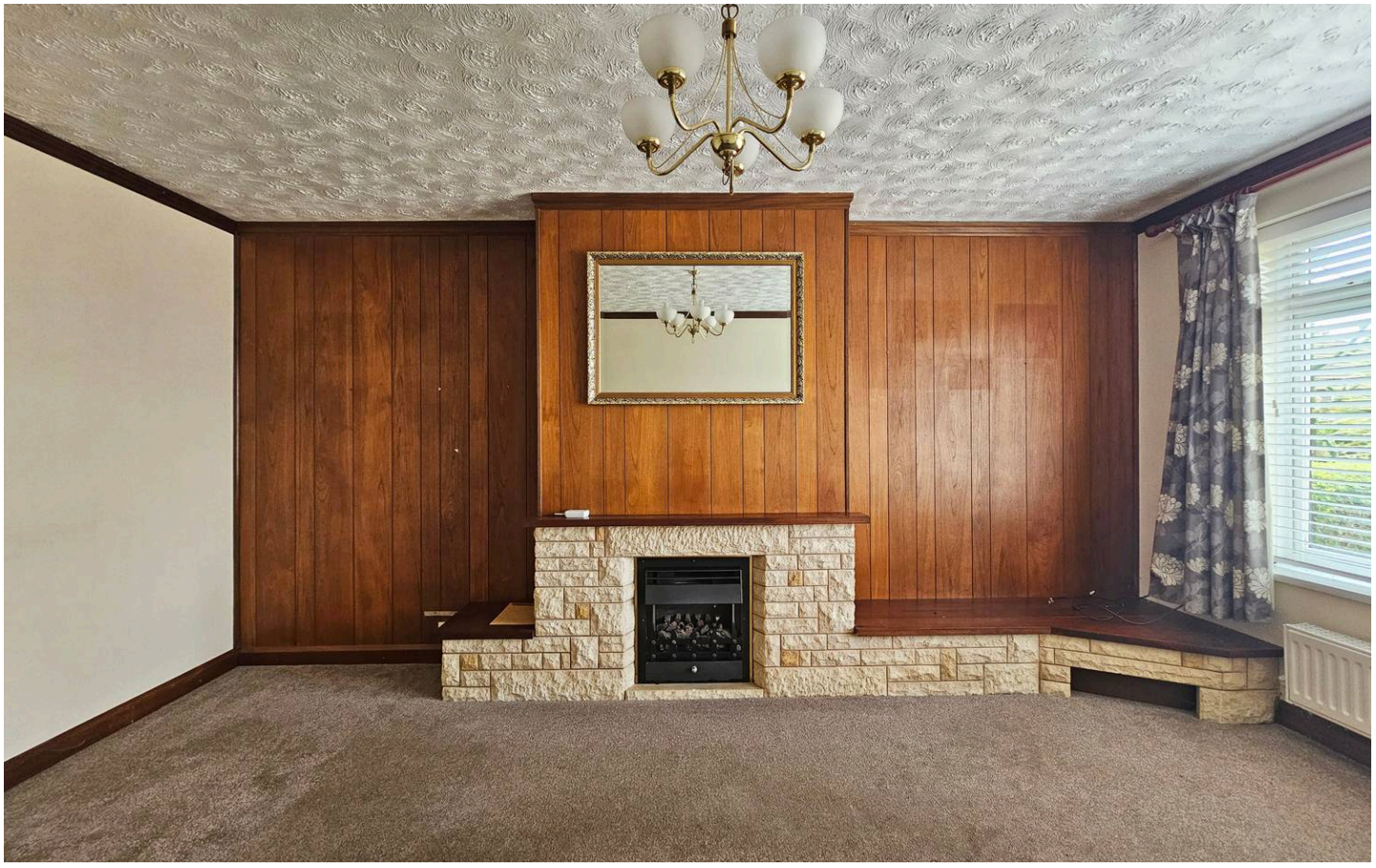
EPC Environmental Impact Rating:



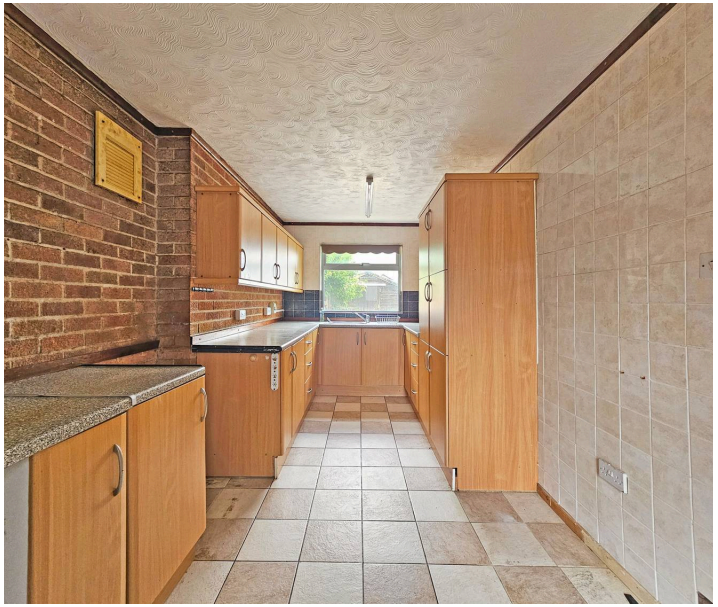












**Entrance Hall**
Upvc front door with frosted double glazed window. Carpet. Radiator. Access to loft via hatch.

**Living Room**
15' 11" x 11' 1" (4.85m x 3.38m)
Spacious living room. Large double glazed window to front. Carpet. Radiator. Feature fireplace with surround.

**Dining Room**
15' 3" x 8' 11" (4.64m x 2.73m)
Double glazed patio doors to conservatory. Carpet. Radiator.

**Kitchen**
17' 8" x 8' 10" (5.38m x 2.68m)
Good sized kitchen with a range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Combi boiler. Double glazed window to rear. Upvc door with frosted window to front. Part tiled walls. Tiled flooring. Radiator.

**Conservatory**
10' 8" x 8' 2" (3.25m x 2.50m)
Conservatory with double glazed window window surround and door to rear garden. Vinyl flooring.

**Bedroom One**
14' 11" x 11' 1" (4.54m x 3.38m)
Double glazed window to rear. Carpet. Radiator.

**Bedroom Two**
9' 11" x 8' 11" (3.02m x 2.73m)
Double glazed window to front. Carpet. Radiator.

**Bathroom**
Frosted double glazed window to side. WC. Basin. Large walk-in shower. Tiled and panelled walls. Tiled flooring. Radiator.







**REAR GARDEN**

Very large rear garden. Patio off the conservatory leading to a large area of lawn. Shed. Fence surround.

**FRONT GARDEN**

Raised area laid to stone and path. Brick and fence surround.

**DRIVEWAY**

3 Parking Spaces

Driveway with off road parking for multiple cars. Opportunity to create further off-road parking spaces.

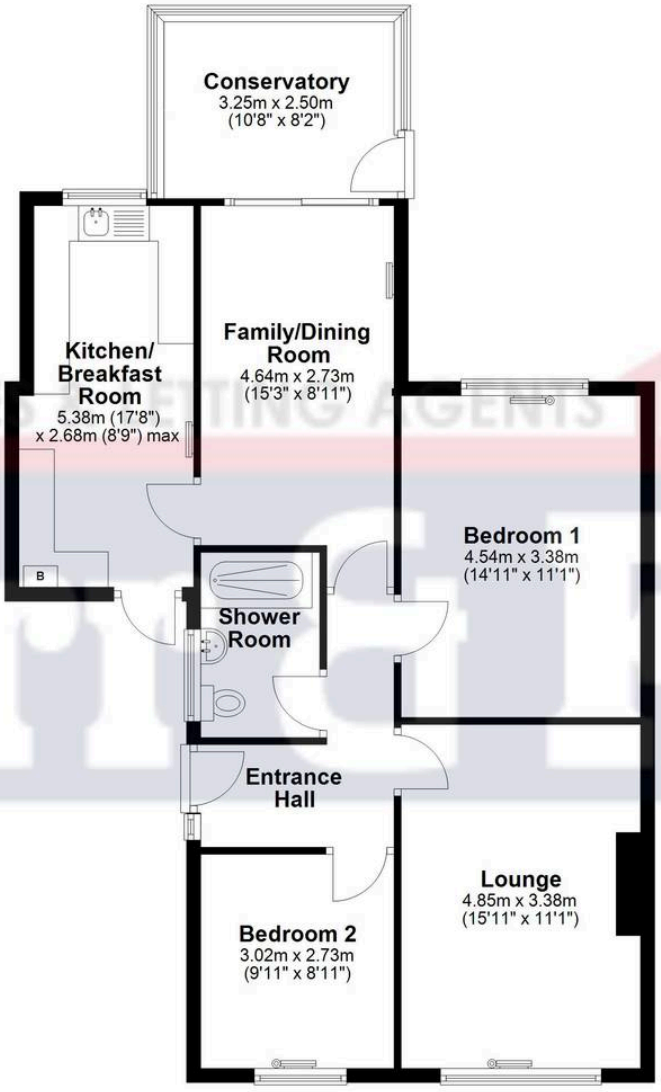






## Ground Floor

Approx. 89.1 sq. metres (959.2 sq. feet)




Total area: approx. 89.1 sq. metres (959.2 sq. feet)


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