



## 7 Hawthorne Close

Brockworth, Gloucester, GL3 4GX

**Guide price £300,000**



Murdock and Wasley are proud to present this three bedroom, end terrace, family home. The property boasts spacious open plan living downstairs, comprising of, Kitchen, Lounge Diner, WC, three bedrooms, En suite and family bathroom. Immaculately presented throughout, this property is perfect for first time buyers or as a starter family home.

Set in the popular residential area of Brockworth, close to local amenities, schools and transports links this property provides convenience as well as family living.

Other benefits of this home include, enclosed low maintenance rear garden, parking for two vehicles and a garage.



### Entrance Hall

Accessed via a Composite door, radiator, stairs leading to first floor, doors leading into WC and Lounge/Diner.

### WC

Suite comprising low level wc, hand wash basin with mixer tap over, wall mounted radiator, partly tiled walls, UPVC double glazed window.

### Kitchen

Range of wall, base and drawer mounted units, sink and drainer with mixer tap over, integrated oven, washing machine, dishwasher and fridge freezer, four ring gas hob with extractor hood over. Power points, Open plan leading onto dining area, UPVC Double Glazed Window.

### Lounge Diner

Powerpoints, Radiator, door leading to built in storage cupboard, open plan living space leading to Kitchen, UPVC Double Glazed Patio doors and Windows leading onto rear garden.

### Bedroom 1

Powerpoints, Radiator, Built in Wardrobes, Door leading to En Suite, UPVC Double Glazed Window.

### En Suite

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, hand wash basin with mixer taps over, Partly tiled walls, heated towel rail, UPVC frosted double glazed window.

### Bedroom 2

Powerpoints, Radiator, UPVC Double Glazed Window.

### Bedroom 3

Powerpoints, Radiator, UPVC Double Glazed Window.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc., hand wash basin with mixer tap over, Partly tiled walls, heated towel rail, UPVC frosted double glazed window.

### Outside

To the front of the property you will find the garage and two parking spaces with side access leading to side gate for enclosed rear garden.

To the rear of the property there is an enclosed, low maintenance garden. This boasts a small patio area outside the patio doors, leading onto gravelled garden and further patio area at the back of the garden, a pathway links both patio's through the gravelled area. There is also a gate leading to the side entrance, driveway and garage.

### Tenure

Freehold

### Services

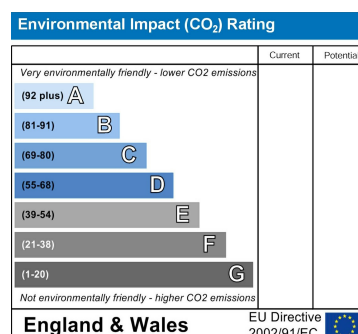
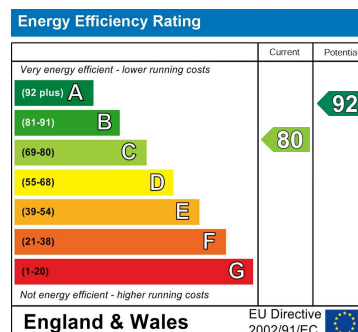
Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council  
Band C

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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