



12 Ansdell Drive, Brockworth, Gloucester, GL3 4BU

£310,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Tucked away on a quiet no-through road in the ever-popular village of Brockworth, this charming two-bedroom semi-detached dormer bungalow offers versatile living, a beautifully maintained rear garden and plenty of off-road parking. Perfect for those looking to downsize without compromise or buyers seeking flexible accommodation, this well-loved home is ready for its next chapter.

Stepping inside, you are welcomed by a spacious entrance hall leading to two generous reception rooms, providing plenty of flexibility as separate living and dining spaces or even a ground floor bedroom if desired. The kitchen enjoys views over the rear garden and offers ample space for dining, while a useful downstairs WC and family bathroom add further practicality.

Upstairs, the property boasts two well-proportioned double bedrooms, both filled with natural light and offering comfortable accommodation.

Outside is where this home really shines. The substantial, mature rear garden is beautifully landscaped with expansive lawns, established borders and plenty of room for keen gardeners, children to play or simply relaxing in the sunshine. A detached garage/workshop provides excellent storage or potential for hobbies, while the generous driveway to the front offers ample off-road parking for several vehicles.

Located in a peaceful position within Brockworth, the property enjoys easy access to local shops, schools, transport links and the M5, whilst also being within easy reach of beautiful countryside walks and the Cotswolds.

Agents Note.
Freehold
EPC Rating: D65
Tewkesbury Borough Council Tax Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.


Flood Risk
Very Low

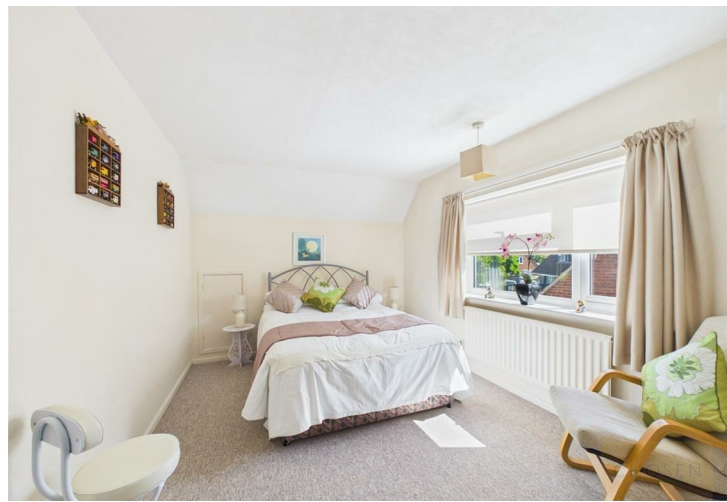
Broadband

Basic: 6 Mbps
Superfast: 61 Mbps
Ultrafast: 1800 Mbps

- Two/Three Bedroom Semi-Detached Dormer Bungalow
- Potential To Utilise Downstairs Reception Room As A Bedroom
- Detached Garage/Workshop
- EPC Rating: D65
- Incredibly Generous, Mature Rear Garden
- Driveway Providing off Road Parking For Four/Five Vehicles
- Potential to Extend (Subject To Relevant Plannin Permissions)
- Council Tax Band: C

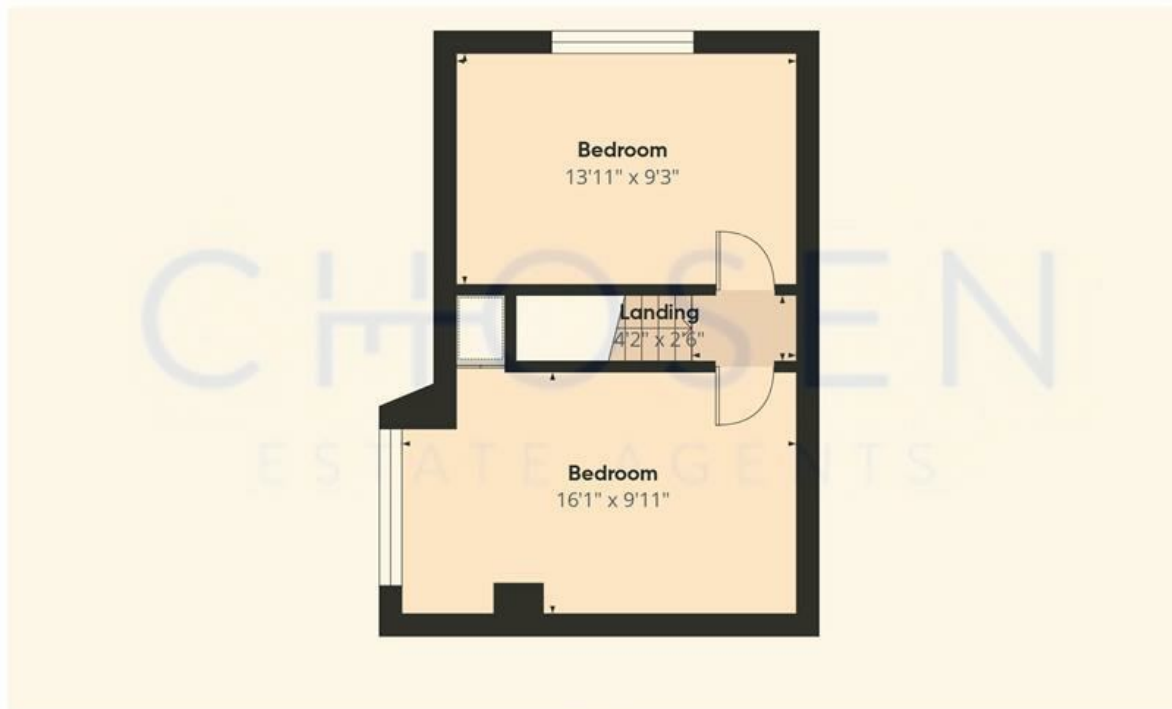
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾

834 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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