



8 Maple Drive, Brockworth, Gloucester, GL3 4DW

£200,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Cash buyers only. Situated in a popular residential location, this well-presented three-bedroom semi-detached property offers generous living space, a sizeable rear garden, and an is offered with no onward chain.

The property is entered via a welcoming hallway leading to a bright and airy 20ft living room with dual-aspect windows, allowing natural light to flood the space. The fitted kitchen offers a range of wall and base units, integrated oven, and plenty of worktop space, with views over the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, along with a family bathroom and a separate WC for convenience.

To the front, there is a driveway providing an off-road parking space. The generous rear garden is mainly laid to lawn with fenced and hedged boundaries, offering plenty of potential for landscaping, entertaining, or family play space.

- Three Bedroom Semi-Detached Home
- No Onward Chain
- Convenient Location
- EPC Rating: D60
- Generous Rear Garden
- One Off Road Parking Space
- Cash Buyers Only
- Council Tax Band: C


Agents Note.
Freehold
EPC Rating: D60
Tewkesbury Borough Council Tax Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

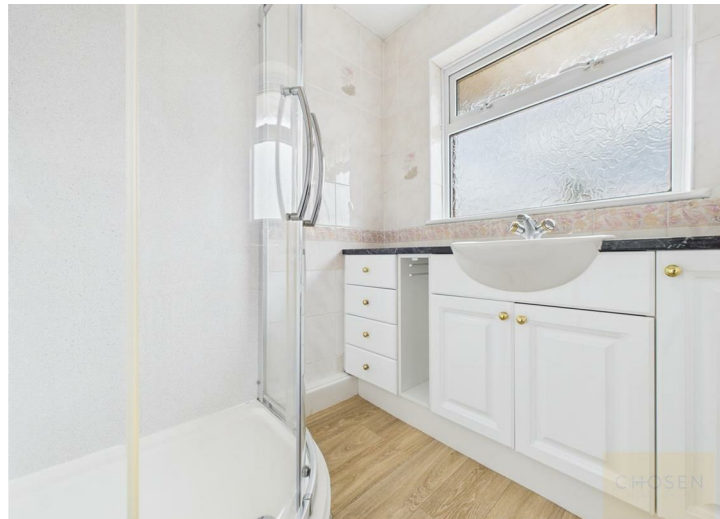
Flood Risk:
Rivers & Sea: Very Low
Surface Water: Very Low

The property is of non-standard construction and is only available to cash buyers

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

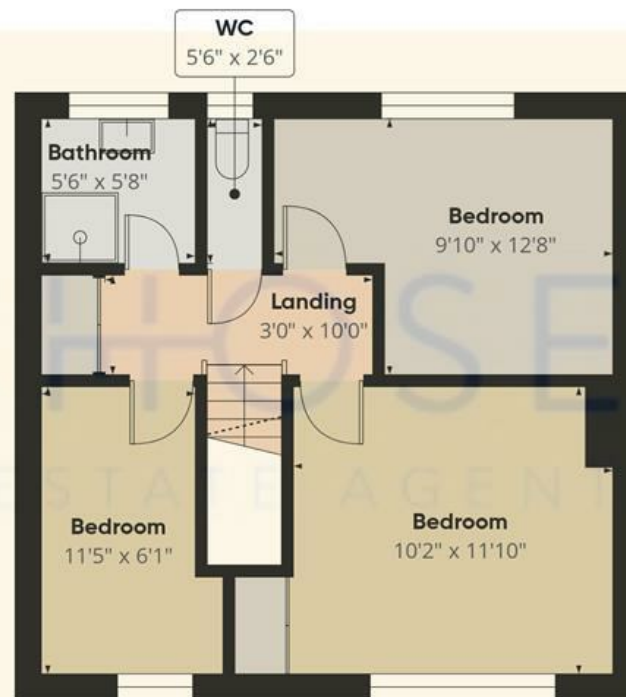
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1

Approximate total area⁽¹⁾

804 ft²

Reduced headroom

1 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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