



3 Linden Close

Brockworth, Gloucester, GL3 4GH

Offers over £285,000



We are delighted to present this beautifully presented three-bedroom family home, ideally located within walking distance of local schools and a range of everyday amenities.

The accommodation comprises an entrance hall with downstairs WC, a spacious lounge, and a modern kitchen/diner with French doors opening onto a generously sized enclosed rear garden, larger than typically found on a modern development and perfect for family living and entertaining.

Upstairs are three well proportioned bedrooms, including a principal bedroom with en suite, together with a contemporary family bathroom. The property also benefits from off road parking directly in front of the garage, providing both convenience and practicality.

A fantastic home in a sought after location, early viewing is highly recommended.



Entrance Hall

Accessed via double glazed front door, radiator, power points, stairs leading to first floor, doors to both cloakroom & lounge.

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin, wall mounted radiator, partly tiled walls, wall mounted towel rail.

Lounge

Television point, data point, power points, wall mounted radiator, front aspect upvc double glazed window. Door leads off:

Kitchen / Dining Area

Range of wall, drawer and floor mounted units, laminate work tops, stainless steel sink/drainage with mixer tap over, electric oven with four ring induction hob and extractor hood over, space for tall fridge/freezer, dishwasher and washing machine. Appliance points, power points, wall mounted combination boiler, under stairs storage cupboard, radiator, laminate flooring, rear aspect upvc double glazed window and rear aspect upvc double glazed window leading to the garden.

Landing

Power points, access to loft via loft hatch. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed window. Door leads off:

En Suite

Suite comprising low level wc, pedestal wash hand basin with taps over, double step in cubicle with shower over, wall mounted radiator, panelled walls, vinyl flooring.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, wall mounted heated towel rail, partly tiled walls, front aspect upvc double glazed window.

Garage

Accessed via up'n'over door with power & lighting, personnel door leading through to the garden.

Outside

To the front of the property a small area laid to decorative stone leads to the front door with tarmac drive providing off road directly in front of the garage.

To the rear of the property a patio leads down to a garden laid to grass whilst bordered by raised flower beds and mature shrubs and enclosed by wooden fencing.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold.

Local Authority

Tewkesbury Borough Council

Tax Band: C

Awaiting Vendor Approval

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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