



## 2 Napier Drive

Brockworth, GL3 4UE

**Offers in excess of £310,000**



We are delighted to present this beautifully appointed three bedroom family home, perfectly positioned in the ever-popular Coopers Edge development. Thoughtfully designed and immaculately maintained, this property offers a stylish and comfortable living space ready for its next owner to enjoy.



**Entrance Hallway 9'5 x 4'1 (2.87m x 1.24m)**

Approached via double glazed front door, radiator, power points, fuse box, stairs leading to first floor, doors to cloakroom & open plan lounge/kitchen/diner.

**Cloakroom 8'2 x 5'7 (2.49m x 1.70m)**

Upvc double glazed frosted window to front, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

**Open Plan Lounge/Diner/Kitchen****Kitchen 9'6 x 8'0 (2.90m x 2.44m)**

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, integral fridge/freezer, dishwasher & washing machine, cupboard housing combination boiler, recessed down lights, central heating thermostat, laminate wood flooring.

**Lounge/Diner 15'9 x 15'3 (4.80m x 4.65m)**

Upvc double glazed french doors to rear, radiator, power points, television point, laminate flooring, under stairs storage cupboard.

**First Floor Landing 6'10 x 3'1 (2.08m x 0.94m)**

Access to loft via hatch, doors to all rooms.

**Bedroom 1 9'11 x 8'11 (3.02m x 2.72m)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

**En-Suite 6'7 x 4'5 (2.01m x 1.35m)**

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, shaver point, extractor fan, recessed down lights.

**Bedroom 2 10'1 x 8'7 (3.07m x 2.62m)**

Upvc double glazed windows to rear, radiator, power points.

**Bedroom 3 10'2 x 6'5 (3.10m x 1.96m)**

Upvc double glazed windows to rear, radiator, power points.

**Bathroom 6'9 x 5'6 (2.06m x 1.68m)**

Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, recessed down lights.

**Rear Garden**

An enclosed area which is partly paved, mainly laid to lawn, cold water tap.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

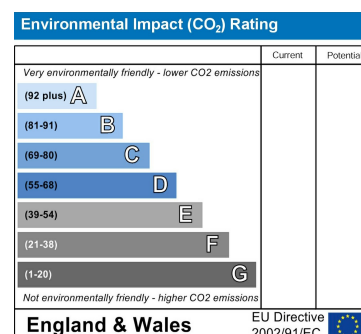
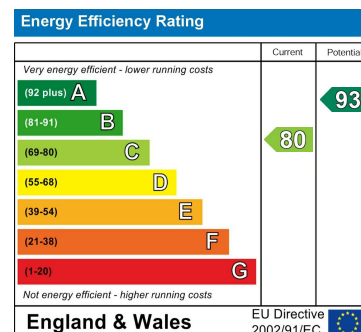
Mains water, gas, electricity & drainage.

**Local Authority**

Tewkesbury Borough Council- 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.



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.

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