



41 Boverton Avenue

Brockworth, Gloucester, GL3 4ER

£395,000



We are delighted to welcome to the open market this much-loved four-bedroom semi-detached family home, ideally positioned within a peaceful and highly sought-after cul-de-sac.

Offering a fantastic amount of space both internally and externally, this property is perfectly suited to growing families looking for generous and versatile accommodation. With ample room for family living, entertaining, and enjoying the outdoors, this is a home that truly needs to be viewed to appreciate everything it has to offer.

If space, privacy, and a quiet location are high on your wish list, look no further—early viewing is highly recommended.



Entrance Hallway

Accessed via a composite double-glazed front door, the welcoming entrance hall features laminate flooring, a radiator and recessed downlights. Stairs rise to the first floor with useful under-stairs storage space, while doors lead off to the lounge, cloakroom, garage and kitchen.

Cloakroom

Fitted with a low-level WC and pedestal wash hand basin, complemented by tiled walls and a heated towel rail.

Lounge

Featuring UPVC double-glazed windows to the front, the lounge offers a comfortable and well-presented space with laminate flooring, a radiator, television point and ample power points

Kitchen

A well-appointed kitchen featuring UPVC double-glazed windows to the rear, a range of eye- and base-level units with roll-edge worktops, and a sink with drainer. Integrated appliances include an electric double oven with separate induction hob and extractor hood, with further space available for additional appliances. The room is complemented by partly tiled walls, tiled flooring, a radiator and recessed downlights.

Dining Room

Featuring UPVC double-glazed windows throughout and a UPVC double-glazed door providing access to the side, this versatile room benefits from a television point, radiator, ample power points and recessed downlights.

First Floor Landing

Access to the loft is provided via a hatch, with doors leading to all three bedrooms and the family bathroom.

Bedroom 1

A spacious double bedroom featuring UPVC double-glazed windows to the front and side, allowing plenty of natural light. The room benefits from a radiator, power points, built-in wardrobes and access to the loft via hatch. A door leads through to the en-suite.

En-Suite

Fitted with a shower cubicle, low-level WC and pedestal wash hand basin, complemented by a heated towel rail and UPVC frosted double-glazed window to the rear.

Bedroom 2

UPVC double-glazed windows to the front, radiator, power points and a useful storage cupboard.

Bedroom 3

Featuring UPVC double-glazed windows to the front, radiator, power points and a useful built-in storage cupboard.

Bedroom 4

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

Bathroom

Fitted with a shower cubicle, low-level WC and pedestal wash hand basin, complemented by a heated towel rail and UPVC frosted double-glazed windows to the rear.

Rear Garden

A fantastic-sized, private rear garden which is not overlooked, offering an excellent degree of seclusion. The garden is partly paved with the remainder mainly laid to lawn, providing plenty of space for outdoor entertaining and relaxation. A hot tub is also included, creating an ideal space to unwind and enjoy the garden.

Garage

Upvc double glazed door to rear, Up & over door to front. Boiler.

Tenure

Freehold.

Services

Mains water, drainage, gas, electricity.

Local Authority

Tewkesbury Borough Council- Band D

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.



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		
70		78
England & Wales		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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

