



2 Bluebell Crescent

Brockworth Gloucester, GL3 5AE

£315,000



We are delighted to present this beautifully appointed three-bedroom semi-detached home, ideally positioned within a sought-after modern development.

The well-presented accommodation comprises a welcoming entrance hallway, convenient cloakroom, a spacious lounge, and a stylish open-plan kitchen/diner — perfect for modern living and entertaining.

Upstairs, the property offers three generously sized bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom.

Externally, the home benefits from a well-maintained enclosed rear garden, ideal for relaxing or entertaining, along with a driveway to the side providing ample off-road parking.

Further benefits include UPVC double glazing throughout and the remaining NHBC warranty, offering peace of mind for prospective buyers.



Entrance Hallway

Approached via double glazed front door, radiator, laminate flooring. Doors to cloakroom & lounge.

Cloakroom

Modern white suite comprising of low level wc & pedestal wash hand basin, radiator, partly tiled walls, Amtico flooring.

Lounge

Upvc double glazed windows to front, television point, radiator, power points, Amtico flooring. stairs leading to first floor with under stairs storage space.

Open Plan Kitchen/Diner

Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, electric double oven with separate gas hob & hood, space for appliances, radiator, Amtico flooring, recessed down lights, cupboard housing combination boiler.

First Floor Landing

Access to loft via hatch, power point, doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in storage cupboard.

En-Suite

Upvc frosted double glazed windows to side, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls, heated towel rail.

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Rear Garden

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

Tenure

Freehold. Please note there will be an annual management charge £180.00 which all residents will need to pay.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band C

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		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

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

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