



## 2 Green Gardens

Brockworth, Gloucester, GL3 4NJ

**£280,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this superb opportunity to acquire a three-bedroom end-of-terrace home of Hawksley construction, occupying a generous corner plot with excellent potential for further development, subject to the necessary planning permissions.

Situated in a convenient location close to a range of local amenities and excellent transport links, the property offers well-appointed accommodation throughout, together with an enclosed rear garden and useful workshop.

We believe this rare opportunity is not to be missed and highly recommend an early viewing to avoid disappointment.



### Entrance Hall

Accessed via upvc double glazed door, radiator, stairs to first floor landing, coving. Doors lead off:

### Utility

Base mounted units, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for washing machine, tiled flooring, coving, side, aspect upvc double glazed window.

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl sink unit with a mixer tap over. Appliance points, power points, cooker with extractor hood over, space for fridge/ freezer, pantry/ larder, tiled flooring, inset ceiling spotlights, pantry, rear aspect upvc double glazed window.

### Living Room

Tv point, telephone point, power points, two radiators, coving, feature fireplace with tiled hearth and wood burning stove, front aspect upvc double glazed bay window and rear aspect sliding double glazed doors to the:

### Conservatory

of brick base, upvc construction with a polycarbonate roof. Power points, radiator, space for dining table, tiled flooring, two sets of sliding upvc double glazed doors.

### Landing

Access to part boarded loft space with ladder and light. Doors lead off.

### Bedroom One

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, door to airing cupboard housing the gas fired boiler, front aspect upvc double glazed window.

### Shower Room

Suite comprising step in shower cubicle, pedestal wash hand basin, radiator, wooden flooring, rear aspect upvc double glazed window.

### WC

Low level wc, radiator, coving, rear aspect upvc double glazed window.

### Outside

To the front of the property is a spacious driveway providing off-road parking for multiple vehicles. A wooden gate separates an additional area which, subject to the necessary planning permissions, offers potential for further development. It is currently utilised as a separate garden featuring raised beds and a greenhouse.

A further wooden gate provides convenient side access to the rear garden, which enjoys a good degree of privacy and includes a level lawn, raised beds, a feature pond, and a timber workshop divided into two sections, benefitting from power and lighting.

### Agents Note

Please note that we have been notified by the vendor that this property is of Hawksley construction. If you believe you are able to get a mortgage on this construction please speak to a mortgage advisor before viewing.

### Tenure

Freehold

### Local Authority

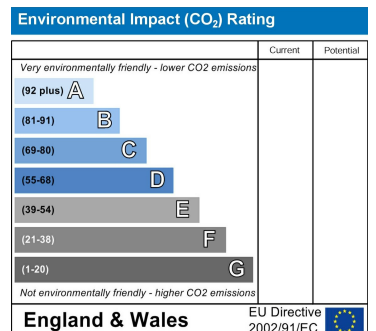
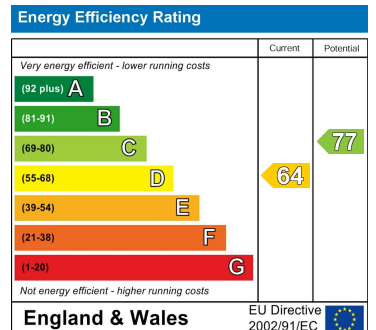
Tewkesbury Borough Council  
Council Tax Band: A

### Services

Mains water, gas, electricity and drainage.

### 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.

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

