



53 Court Road

Brockworth, Gloucester, GL3 4ES

Offers in excess of £310,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the market this fantastic opportunity for all growing families to come & put your own stamp on this period home located in a fantastic position. The accommodation comprises of: Entrance hallway, lounge, dining room, kitchen, five bedrooms & bathroom. Outside to the rear we have an enclosed garden which is mainly laid to lawn with GARAGE to the front along with the off road parking.

Further benefits include Upvc double glazing throughout, gas central heating & is offered with NO CHAIN.



Entrance Porch

Approached via Upvc double glazed front door, door into:

Entrance Hallway

Radiator, stairs to first floor with under stairs storage, telephone point, doors to lounge & dining room.

Lounge 22'3" x 12'5" (6.8 x 3.8)

Upvc double glazed windows to front & rear, television point, two radiators, power points.

Dining Room 10'2" x 8'2" (3.1 x 2.5)

Upvc double glazed windows to rear, storage cupboard, radiator, door to:

Kitchen 13'9" x 8'6" (4.2 x 2.6)

Upvc double glazed windows to rear, eye & base level units with roll edge work surfaces, sink/drainer, cooker point, space for appliances, partly tiled walls, extractor fan, door to rear garden, door to garage.

First Floor Landing

Access to loft via hatch, cupboard housing combination boiler, doors to all rooms.

Bedroom 1 12'9" x 8'10" (3.9 x 2.7)

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

Bedroom 2 9'10" x 9'2" (3.0 x 2.8)

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

Bedroom 3 12'1" x 8'2" (3.7 x 2.5)

Upvc double glazed windows to rear, built in wardrobe & sink, radiator, power points.

Bedroom 4 13'1" x 7'6" (4.0 x 2.3)

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

Bedroom 5 8'2" x 7'10" (2.5 x 2.4)

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

Shower Room

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, tiled walls.

Rear Garden

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

Garage 14'9" x 7'10" (4.5 x 2.4)

Up & over door with power & lighting.

Tenure

Freehold.

Services

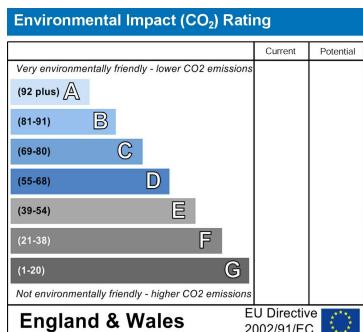
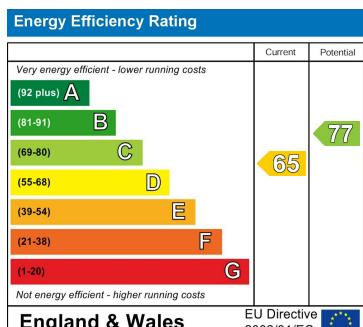
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band D

Awaiting Vendors Approval

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 fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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