



13 Robinswood Close

Brockworth, Gloucester, GL3 4GS

£280,000



Murdock & Wasley Estate Agents are delighted to present this beautifully presented three-bedroom terraced home, offered to the open market and situated in a popular and convenient location close to a wide range of local amenities, schools, and excellent transport links.

The property boasts a spacious kitchen/diner, a master bedroom with en-suite, and well-proportioned accommodation throughout. Externally, the home benefits from an enclosed rear garden, a garage, and off-road parking for up to three vehicles, making it ideal for families and professionals alike.

This fantastic home is sure to attract strong interest, and early viewing is strongly advised to avoid disappointment.



Entrance Hall

Accessed via composite double glazed door, power points, radiator. Door to:

Cloakroom

Low level wc, pedestal wash hand basin, radiator, vinyl flooring.

Lounge

Tv point, telephone point, data points, two radiators, stairs to first floor landing, under stairs storage cupboard, front aspect upvc double glazed window. Door to:

Kitchen/ Diner

Range of base, drawers and wall mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, oven/grill with four ring gas hob and extractor hood over, integral fridge/ freezer, dishwasher and washing machine. Space for dining table, Potterton gas fired boiler, radiator, vinyl flooring, inset ceiling spotlights, rear aspect upvc double glazed window and sliding doors leading to the garden.

Landing

Power points. Doors lead off:

Master Bedroom

Power points, telephone point, radiator, built in wardrobe, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with mains fed shower, low level wc, pedestal wash hand basin. Radiator, partly tiled walls, inset ceiling spotlights, shaver point, tiled flooring, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, access to loft space, rear aspect upvc double glazed window.

Bedroom Three

Tv point, telephone point, power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with mains fed shower over, low level wc, wall mounted wash hand basin with mixer tap over. Heated towel rail, partly tiled walls, inset ceiling spotlights.

Outside

To the front of the property, there is a tarmac driveway that offers off-road parking for three vehicles. This driveway leads to a garage, situated beneath a coach house, which is accessed via an up 'n' over door.

At the back of the property, you will find an enclosed garden. The garden features a patio, perfect for placing a table and chairs and entertaining. The patio leads to a flat lawn, and a personal gate to the rear provides additional access.

Tenure & Charges

Freehold

We are advised that there is a service charge of circa £300per annum.

Local Authority

Tewkesbury Borough Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

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		94
(81-91) B	81	
(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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