



## 29 Cotton Lane

Brockworth, Gloucester, GL3 4WF

**£250,000**



For Sale With No Onward Chain

Murdock and Wasley are proud to present this well-presented two-bedroom semi-detached home, perfect for first-time buyers, downsizers, or investors alike.

The property is thoughtfully arranged to provide comfortable and practical living throughout. Comprising of Kitchen, Lounge Diner, WC, Two Bedrooms and Family bathroom.

Externally, the home continues to impress. To the side, there is off-road parking, providing convenient day-to-day practicality. The rear garden is fully enclosed, making it ideal for those with children or pets, and offers a combination of patio and lawn areas—perfect for outdoor dining and enjoying warmer months.

Located in the sought-after area of Brockworth, the property benefits from excellent access to local amenities, schools, and transport links, including easy routes to Gloucester and Cheltenham.

This is a fantastic opportunity to acquire a charming home in a desirable location, early viewing is highly recommended.



**Entrance Hall**

Accessed via a Wooden Front door, radiator, power points, laminate flooring, stairs leading to first floor, doors leading to:

**Kitchen**

Range of base, wall and drawer mounted units, ceramic sink unit with drainer and mixer taps above, solid wood worktops. Appliance points, power points, integrated oven with four ring gas hob above, extractor hood, partly tiled walls, space for washing machine, space for fridge freezer, front aspect upvc double glazed window.

**WC**

Low level WC, hand wash basin with storage below and mixer tap above, heated towel rail, front aspect frosted upvc double glazed window.

**Lounge Diner**

Power points, TV point, radiator, laminate flooring, storage cupboard, side aspect upvc double glazed window, upvc double glazed french doors leading to rear garden.

**Bedroom One**

Power points, Tv point, radiator, rear aspect upvc double glazed window.

**Bedroom Two**

Power points, tv point, radiator, built in storage cupboard, front aspect upvc double glazed window

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal hand wash basin, heated towel rail, side aspect upvc frosted double glazed window.

**Outside**

To the side of the property there is off road parking for several vehicles. A wooden gate provides side access to the rear garden.

At the rear, you will find a well maintained and private rear garden, ideal for both relaxing and entertaining. The space begins with a paved patio area, perfect for outdoor dining, leading onto a low maintenance level lawn. The garden is enclosed by fencing providing security and privacy and a wooden gate leads to the parking. Stepping stones add character and practicality, guiding you though the lawn to the shed at the rear.

**Tenure And Charges**

Freehold.

The Monthly Charges are:

- Service Charge £30.80
- Buildings Insurance £12.64
- Management Fee £6.52

**Local Authority**

Tewkesbury Borough Council:  
Council Tax Band B

**Services**

Mains gas, water, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		88	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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