

# 38 Abbotswood Road

Brockworth, Gloucester, GL3 4NZ

## Offers over £270,000



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Murdock & Wasley Estate Agents are delighted to bring to market this fantastic three bedroom semi-detached home, offered with no onward chain.

The property offers excellent potential for modernisation, making it a superb opportunity for buyers wishing to put their own stamp on a home. The spacious accommodation includes kitchen, lounge, conservatory, three generously sized bedrooms, and a shower room.

Outside, the property enjoys well-maintained front and rear gardens, together with a garage and off-road parking for added convenience.



### **Entrance Hall**

Accessed via upvc double glazed door, power points, space for washing machine, roll edge worktop. Door to:

#### Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for cooker, dishwasher and fridge/freezer. Partly tiled walls, radiator, coving, rear and side aspect upvc double glazed window.

## Lounge

Tv point, power points, radiator, feature fireplace, coving, rear aspect upvc double glazed window and door to:

## Conservatory

Of brick base and upvc construction, power point, radiator, rear aspect upvc double glazed windows and French doors leading to the garden.

#### Cloakroom

Low level wc, wall mounted wash hand basin with separate taps over, rear aspect upvc double glazed window.

## **Hallway**

Radiator. Doors lead off:

### **Bedroom One**

Power points, radiator, coving, front aspect upvc double glazed window.

## **Bedroom Two**

Power points, radiator, coving, front aspect upvc double glazed window.

#### **Bedroom Three**

Power points, radiator, coving, two side aspect upvc double glazed window.

#### **Bathroom**

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. Partly tiled walls, heated towel rail, coving, side aspect upvc frosted double glazed window.

## **Outside**

To the front of the property is a spacious, beautifully maintained flat laid-lawn, with a paved pathway leading to a wooden gate and the front door.

At the rear, the fully enclosed garden features a flat lawn and paved pathway. A wooden gate provides access to the garage, which is equipped with power, lighting, and an electric door, as well as a convenient workshop area with wooden countertops. The property further benefits from a driveway providing off-road parking.

## **Tenure**

Freehold.

#### **Services**

Mains water, gas, electricity & drainage.

## **Local Authority**

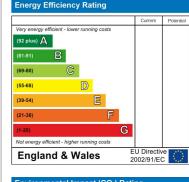
Tewkesbury Borough Council.

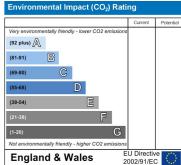
Council Tax Band: C

## **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.







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 firms 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.

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