



## 1 Brockley Villas, Broadclose Road

Down Hatherley, Gloucester, GL2 9PZ

**Offers in excess of £500,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market, for the first time in over 70 years, this charming three-bedroom semi-detached home located on a private road. Set within a generous plot and surrounded by open countryside, the property perfectly combines rural tranquillity with convenient access to local amenities.

Offered for sale with no onward chain, the property presents superb future potential (subject to the necessary planning permissions) and provides buyers with an exciting opportunity to modernise and create a home tailored to their own taste and requirements.

We believe this property represents a fantastic opportunity and strongly recommend an early viewing to avoid disappointment.



**Entrance Hall**

Accessed via solid wooden door, stairs to first floor landing, storage cupboard. Door to:

**Lounge/ Diner**

Tv point, telephone point, power points, radiator, coving, feature fireplace with gas fire inset, space for dining table, front aspect upvc aluminium double glazed window. Opening to:

**Kitchen/ Breakfast Room**

Range of base and wall mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob, space for fridge and breakfast table. Radiator, vinyl flooring, front and side aspect aluminium double glazed window.

**Family Room**

Power points, two radiators, space and plumbing for washing machine and tumbler drier. Baxi gas fired combination boiler, rear aspect aluminium double glazed window and sliding doors leading to the garden. Door to:

**Bathroom**

Suite comprising corner bath, low level wc, vanity wash hand basin with mixer tap over. Radiator, partly tiled walls, tiled flooring, side aspect aluminium double glazed window.

**WC**

Low level wc, tiled flooring, side aspect aluminium double glazed window.

**Landing**

Door to storage cupboard, front aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Power points, radiator, two built in wardrobes, wash hand basin with mixer tap over, front aspect upvc double glazed window.

**Bedroom Two**

Power points, radiator, built in wardrobe, wash hand basin with mixer tap over, rear aspect upvc double glazed window.

**Bedroom Three**

Power points, radiator, wash hand basin with mixer tap over, rear aspect upvc double glazed window.

**Outside**

The property features a traditional red-brick façade with framed windows and a pitched slate roof, complemented by mature hedging and neatly kept lawns to the front.

A long driveway provides ample off-road parking and leads to a detached outbuilding/garage at the rear, ideal for storage or conversion potential (subject to permissions). The rear garden is beautifully maintained, laid mainly to lawn with mature trees and planting, providing a private and peaceful outdoor space perfect for families or those who enjoy gardening.

Enjoying picturesque views over open fields and farmland, this property presents an excellent opportunity to extend and personalise, all while remaining within easy reach of local amenities and transport links.

**Tenure**

Freehold

**Local Authority**

Tewkesbury Borough Council  
Council Tax Band: D

**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) <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 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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