



## 38 Abbotswood Road

Brockworth, Gloucester, GL3 4NZ

**£269,950**



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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