



8 Maple Drive, Brockworth, Gloucester, GL3 4DW

£200,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

CASH BUYERS ONLY – offered strictly to cash purchasers due to the property's non-standard construction.

Situated in a popular residential location, this well-presented three-bedroom semi-detached property offers generous living space, a sizeable rear garden, and an is offered with no onward chain.

The property is entered via a welcoming hallway leading to a bright and airy 20ft living room with dual-aspect windows, allowing natural light to flood the space. The fitted kitchen offers a range of wall and base units, integrated oven, and plenty of worktop space, with views over the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, along with a family bathroom and a separate WC for convenience.

To the front, there is a driveway providing an off-road parking space. The generous rear garden is mainly laid to lawn with fenced and hedged boundaries, offering plenty of potential for landscaping, entertaining, or family play space.

Agents Note.
Freehold
EPC Rating: D60
Tewkesbury Borough Council Tax Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Sea: Very Low
Surface Water: Very Low

*The property is of non-standard construction and is only
available to cash buyers*

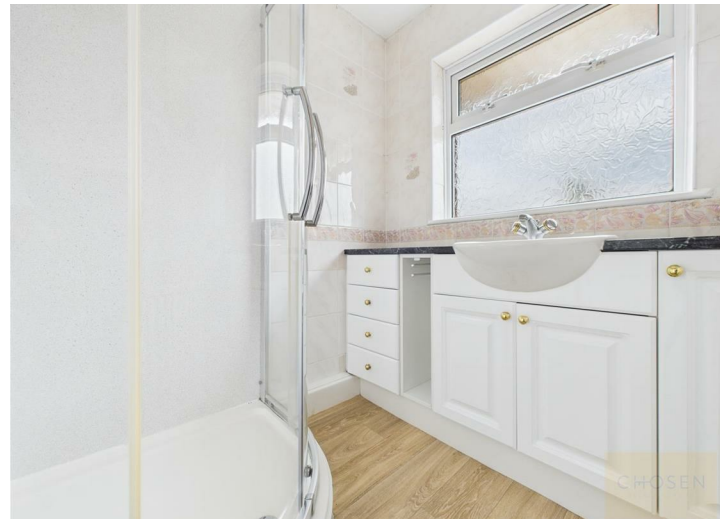
2 Church Road, Churchdown, Gloucestershire, GL3 2ER

Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

- Three Bedroom Semi-Detached Home
- No Onward Chain
- Convenient Location
- EPC Rating: D60
- Generous Rear Garden
- One Off Road Parking Space
- Cash Buyers Only
- Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾

804 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360