



45 Buccaneer Avenue, Brockworth, Gloucester, GL3 4UL

£320,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This stunning three-bedroom end-of-terrace home is tucked away in the highly sought-after Coopers Edge development in Brockworth – the perfect spot for modern family living with everything you need right on your doorstep!

Step inside to discover a bright and airy ground floor featuring a welcoming entrance hall, handy ground floor WC, and a fabulous open-plan kitchen/living area that's ideal for everything from lively family dinners to cosy evenings in. It's the heart of the home – spacious, light-filled, and ready for your personal touch!

Upstairs, you'll find three generously sized bedrooms, plenty of space for the whole family to spread out – plus a sleek, contemporary family bathroom and an en-suite to bedroom one.

The real wow factor? The private rear garden is an absolute gem! Enjoy a sunny patio for barbecues and al fresco dining, a lush lawn perfect for kids to run around, and an extra outdoor bar/entertaining area that's begging for summer gatherings.

With gas central heating, double glazing, and off-road parking, it's all the convenience you could want.

Nestled in vibrant Coopers Edge, you're moments from Coopers Edge Primary School, the charming Deli Edge Café, community facilities, and Whittle Square's Tesco Extra, David Lloyd gym, and more. Easy commutes to Gloucester (just 3 miles), Cheltenham, and the M5 make it incredibly convenient.

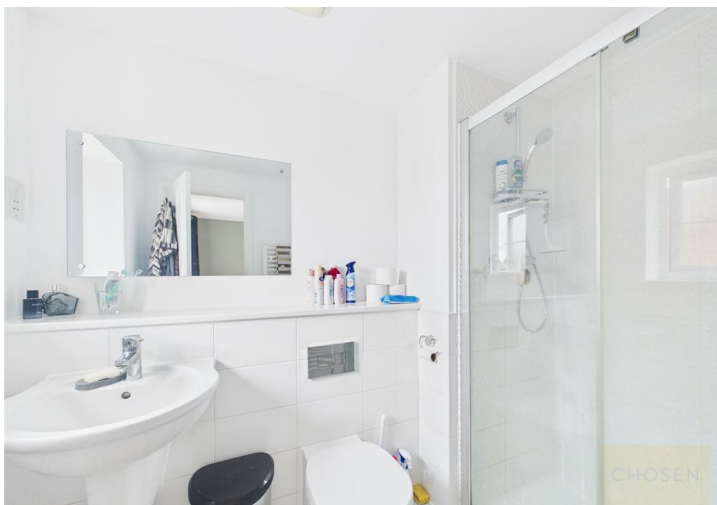
Agents Note.
Freehold
EPC Rating: C80
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

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

- Immaculately Presented Three Bedroom Home
- Contemporary Open Plan Living
- Downstairs WC, Family BATHroom And En-Suite
- Wraparound Rear Garden
- Driveway In Front Of Semi-Converted Garage
- Home Bar
- EPC Rating: C80
- Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	80	
(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	





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
892 ft²

(1) Excluding balconies and terraces

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

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