



21 Digby Grove, Brockworth, Gloucester, GL3 4YU

£340,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Sitting opposite a lovely stretch of greenery and mature trees, this three bedroom semi-detached home in Coopers Edge has a welcoming feel, with a generous kitchen, a separate living room and a garden that offers more than one place to sit and enjoy the outdoors.

The kitchen has plenty of room for a dining table, making it a natural spot for everyday meals and catching up at the end of the day. Across the hall, the living room offers a comfortable space to unwind, with French doors that open onto the rear patio. A downstairs WC completes the ground floor.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom also benefits from its own shower room, a useful addition for busy mornings or visiting guests.

The garden is a real highlight. A paved patio sits just outside the living room, while the lawn gives the space an open feel. To one side, a decked seating area beneath a timber pergola creates a lovely spot for a morning coffee or an evening with friends. Together, the different areas make the garden easy to enjoy throughout the day.

With greenery and trees opposite the house, well-balanced rooms inside and an inviting garden to the rear, this is a home that works just as well for day-to-day life as it does for entertaining.

Agents Note.

Freehold

EPC Rating: B85

Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

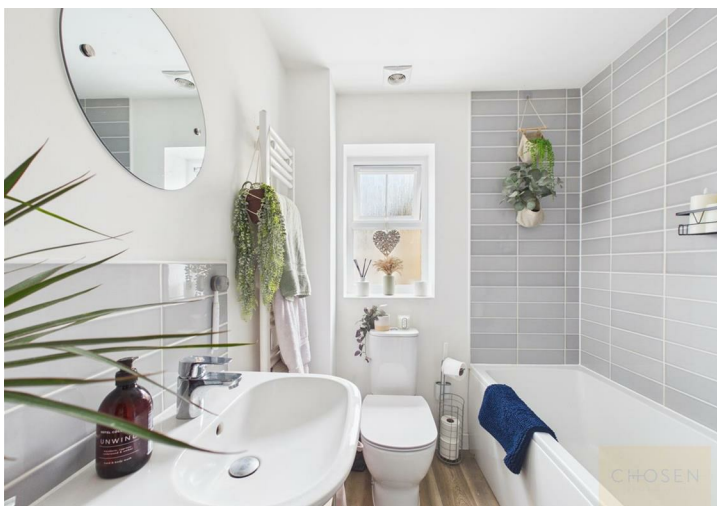
Rivers & Seas: Very Low

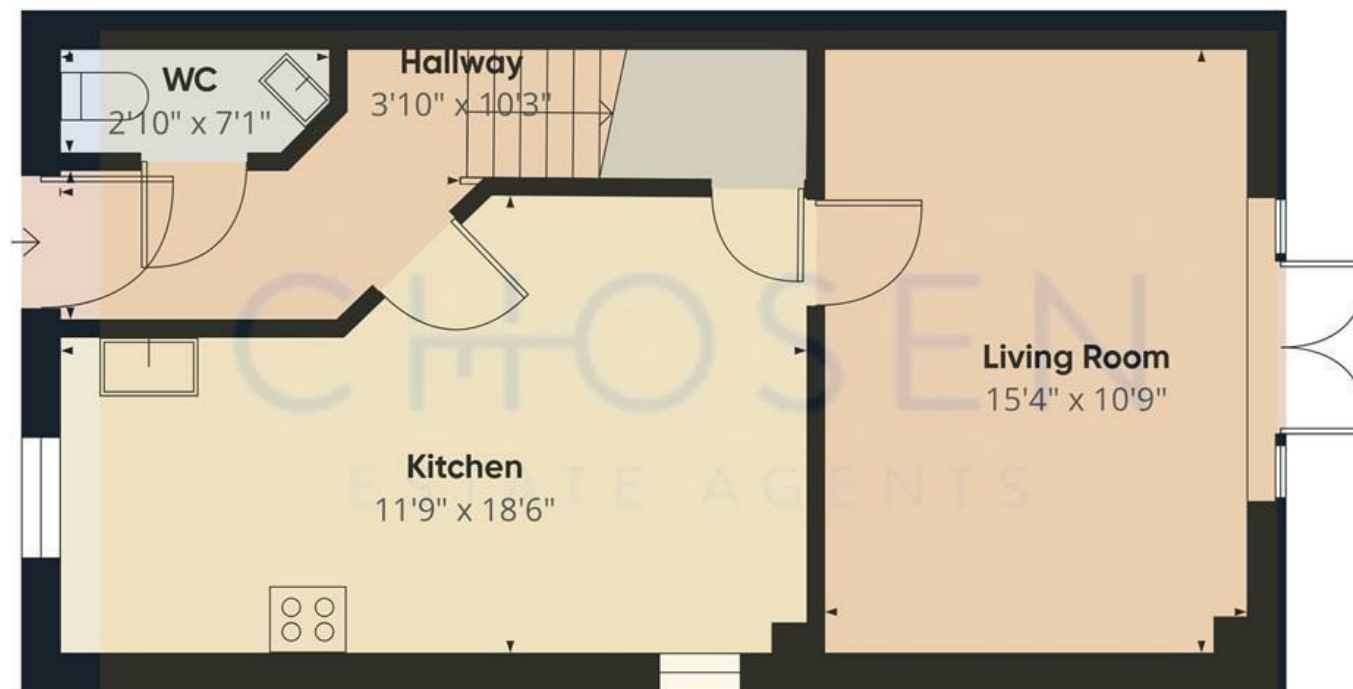
Surface Water: Very Low

- Three Bedroom Semi-Detached Home
- Lovely Outlook To Greenery
- Open Plan Kitchen-Dining Space
- Beautiful rear Garden With Multiple Seating Areas
- En-Suite To Master Bedroom
- Garage And Driveway In Front Of
- EPC Register: B85
- Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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	





Floor 0

Approximate total area⁽¹⁾
867 ft²



Floor 1



(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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