



10, Arlington Road, Brockworth, GL3 4GB

£230,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

This charming two-bedroom terraced home, located in the popular Coopers Edge development, offers comfortable and convenient living. The property boasts two allocated parking spaces and a welcoming layout, ideal for first-time buyers, small families, or investors.

On the ground floor, you'll find a WC, a modern separate kitchen, and a spacious lounge/diner that provides seamless access to the enclosed rear garden—perfect for entertaining or relaxing outdoors.

Upstairs, the home features two generous double bedrooms, including a master bedroom complete with fitted wardrobes for ample storage. The family bathroom completes the first-floor accommodation.

With its modern design and desirable location, this property is an excellent opportunity to create your ideal home. Don't miss out on viewing this fantastic property.

- Well Presented Two Bedroom Home
- Two Off Road Parking Spaces In Front Of Property
- Perfect First Time Purchase/Buy To Let Investment
- Popular Location Close To Local School And Amenities
- Enclosed Rear Garden
- Potential Rental Income Of £1000 Per Calendar Month
- EPC Rating: C80
- Council Tax Band: B

### Agents Note

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

### Flood Risk:

Rivers & Seas: No Risk  
 Surface Water: Very Low

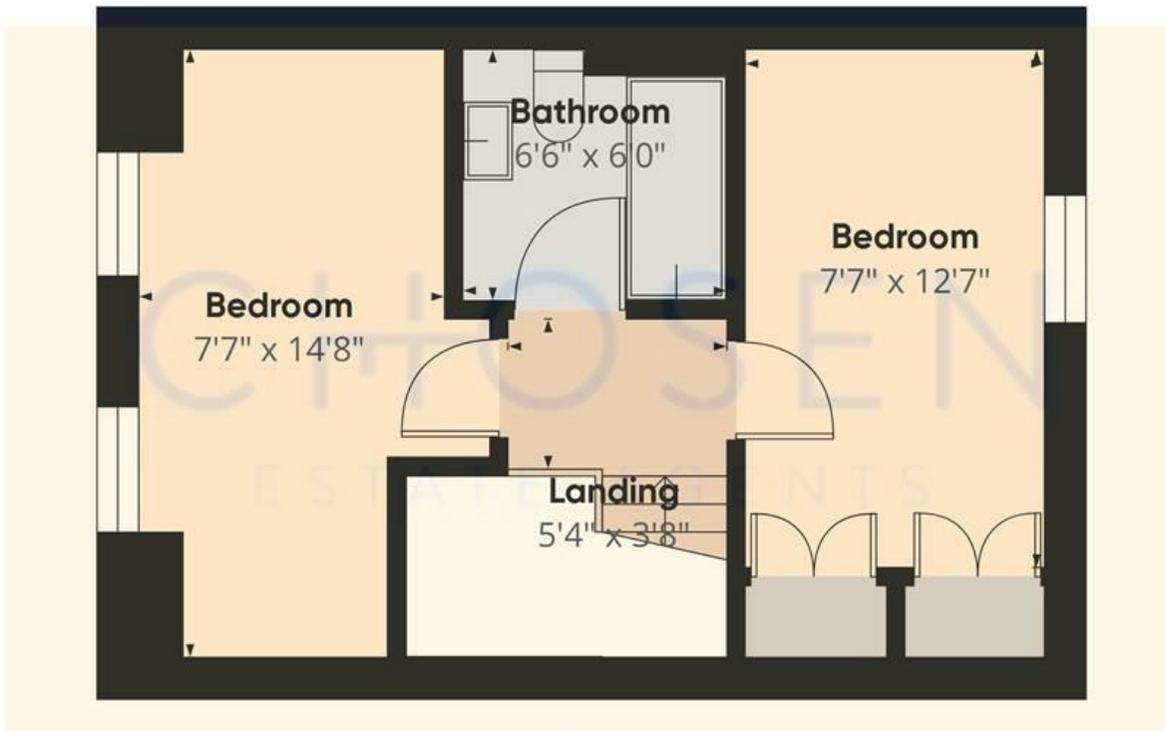
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>80</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	





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

583.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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