



15 Perrybrook Road, Brockworth, Gloucester, GL3 4WL

£315,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in a popular residential location in Brockworth, this well presented three bedroom end-terrace home offers modern living with the added benefits of off-road parking for two vehicles and a low-maintenance rear garden, making it ideal for families, first-time buyers or investors alike.

The accommodation is arranged over two floors and begins with a welcoming entrance hall leading to a contemporary fitted kitchen-dining space, offering ample wall and base units and space for appliances. To the rear, the bright and spacious living room provides a comfortable space to relax and entertain, with direct access to the garden. A convenient cloakroom/WC completes the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous principal bedroom with an en-suite, and two further rooms ideal for children, guests or home office use. The first floor is also serviced by a modern family bathroom fitted with a white suite.

Externally, the rear garden has been thoughtfully landscaped for ease of maintenance, featuring an artificial lawn, paved seating area and a pergola, creating an excellent space for outdoor dining and entertaining. A timber shed provides useful storage. Furthermore, to the rear of the property, a driveway offers off-road parking for two vehicles.

The home is conveniently located close to local amenities, schools and transport links, with easy access to Gloucester, Cheltenham and the M5 motorway.

Agents Note
Freehold
EPC Rating: B83
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:

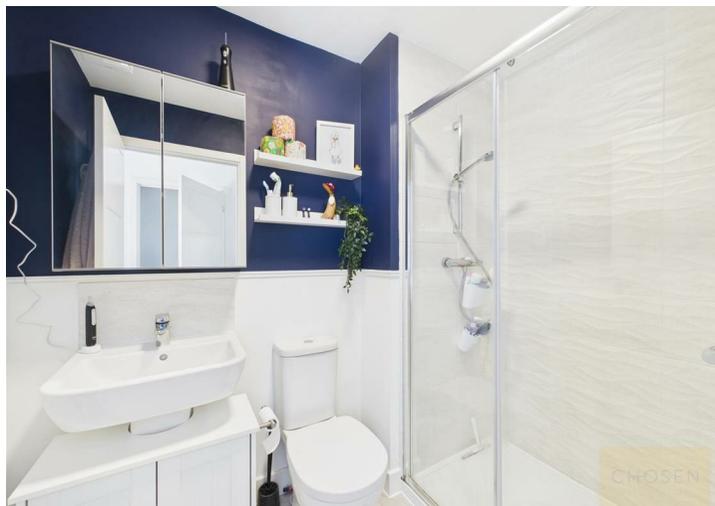
Flood Risk
Rivers & Seas - Very low
Surface Water - Very low

The property is subject to a nominal annual site maintenance charge

- Beautiful Three Bedroom End Terrace
- Enclosed Rear Garden With Access To Driveway
- Downstairs WC, En-Suite From Bedroom One And Family Bathroom
- EPC Rating: B83
- Sought After Development
- Driveway Providing Off Road Parking For Two Vehicles
- Kitchen-Diner And Separate Living Room
- Council Tax Band: C

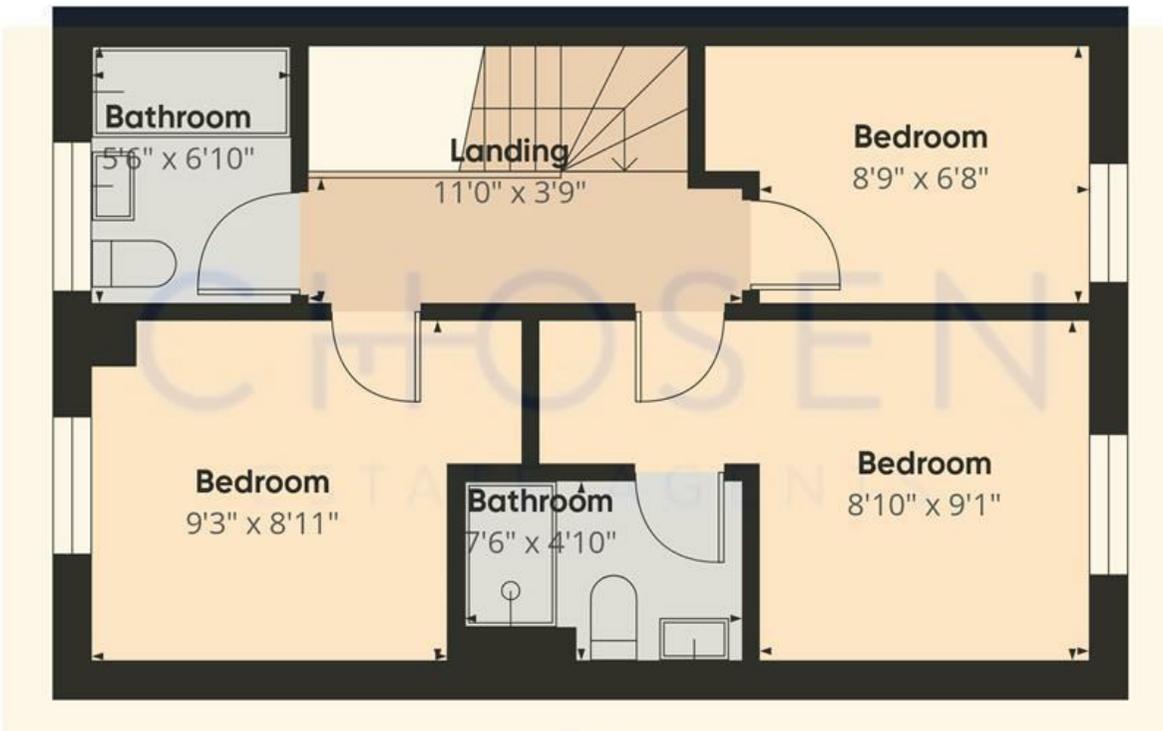
Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





Floor 0



Floor 1

Approximate total area⁽¹⁾

769 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.

GIRAFFE360

