



9 Springmead Avenue, Brockworth, Gloucester, GL3 4XU

£310,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Three Bedroom Detached Family Home | Brockworth | No Onward Chain

This beautifully presented three-bedroom detached family home is situated in a popular modern development in Brockworth. Offered with no onward chain, it provides an excellent opportunity for buyers looking to move quickly into a modern, low-maintenance property.

The ground floor features a bright and spacious living room to the front, perfect for relaxing. To the rear is a stylish kitchen-diner with high-quality grey units, dark work surfaces, and integrated appliances. The kitchen opens directly onto the rear garden creating a wonderful indoor-outdoor flow ideal for family living and entertaining.

A useful downstairs WC completes the ground floor accommodation.

Upstairs, the landing leads to two generous double bedrooms and one single bedroom. The principal bedroom benefits from its own en-suite shower room, while the family bathroom is modern and well-appointed, serving the remaining bedrooms.

Outside, the property enjoys a rear garden laid to artificial lawn, ideal for low-maintenance family use, with fencing to all sides. To the front there is a driveway providing off-road parking and access to a single garage.

This home is finished to a high standard throughout, with contemporary fixtures and fittings, making it move-in ready. An ideal purchase for families or professionals looking for a modern detached home in a convenient location.

Agents Note.


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

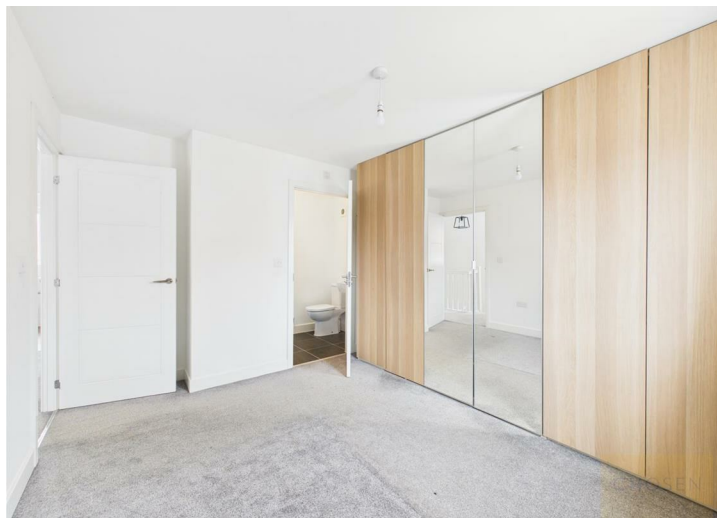
Flood Risk

Rivers & Seas: Very Low
Surface Water: Very Low

- Three Bedroom Detached Home
- No Onward Chain
- Garage And Driveway In Front Of
- Contemporary Kitchen-Diner And Separate Living Room
- Enclosed Rear Garden
- En-suite To Bedroom One
- EPC Rating: B83
- Council Tax Band: C

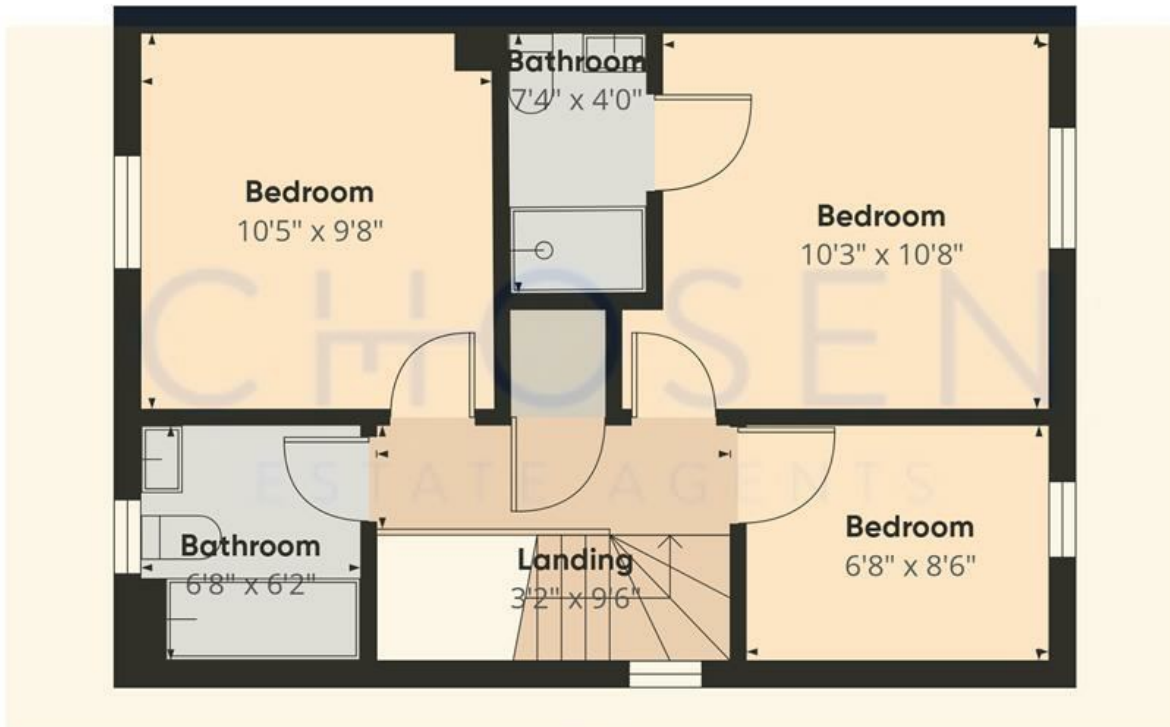
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(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⁾
812 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

