

FOR SALE



Huntsman Drive, Brockworth, Gloucester

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £250,000


MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Great Condition
- Views to Coopers Hill
- Open Plan Living Area
- Fully Fitted Kitchen
- 2 Double Bedrooms

DESCRIPTION

A beautifully presented and spacious, modern 2 bedroom house set in the sought after Perrybrook Estate offering good access to Cheltenham and Gloucester and the M5 nestled below Coopers Hill. This modern design offers entrance hall with hand utility cupboard for your washing machine and boiler, a WC, open plan living area with fully fitted kitchen, dining area and lounge with double doors to the garden, 2 double bedrooms and a modern bathroom, double glazing and gas central heating and benefiting from 2 parking spaces in front, EPC Rating B & Council Tax B, one not to be missed

ENTRANCE HALL

a nice space with hanging and shoe space, double doors to the utility cupboard, door to the kitchen area and door to the WC

CLOAKROOM

modern stylish suite with WC & wash basin, window to the front

OPEN PLAN LIVING AREA

this is a great space with a modern fitted kitchen with eye and base units, good work top space, integrated Zanussi dishwasher and fridge freezer, built in stainless steel AEG oven and hob with extractor over, inset kick board lighting all leading into the living and dining area leading out to the garden via double doors with side windows

LANDING

landing area giving access to the 2 bedrooms and bathroom





BEDROOM 1
a good sized double bedroom with window to the rear looking over to Coopers Hill

BATHROOM
a modern bathroom comprising WC, wash basin, bath with shower over, glass screen and grey tiling, extractor

BEDROOM 2
another double room with 2 windows to the front, storage cupboard over the stairs

OUTSIDE
to the front is there are 2 parking space and small garden area, to the rear is and enclosed garden with patio and lawn, rear access

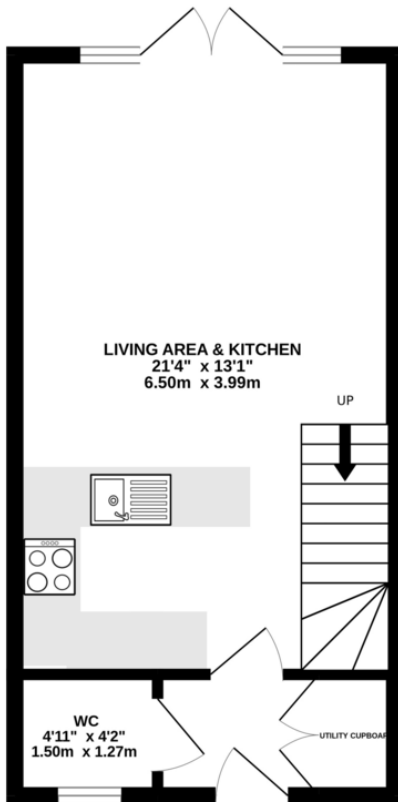




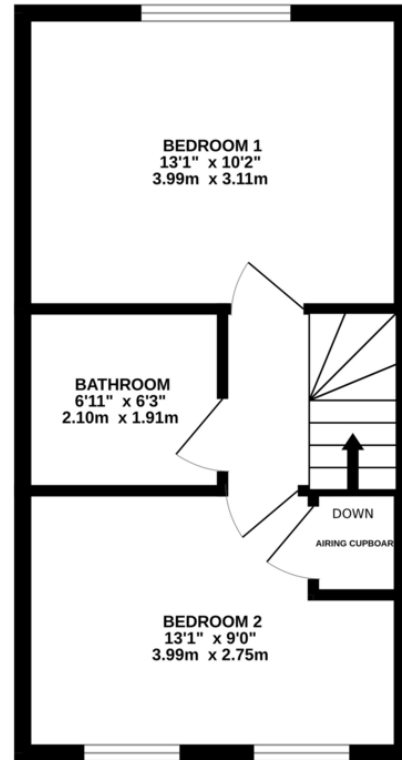
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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