



4 The Crescent, Brockworth
£230,000

Farr & Farr Sales & Lettings

4 The Crescent

Brockworth, Gloucester

Situated in a quiet cul-de-sac with no through traffic in Brockworth, this well-presented three-bedroom bungalow offers comfortable single-storey living in a peaceful location.

A light and spacious entrance hallway sets the tone as you step inside, leading to three bedrooms, a living room, a kitchen, and a recently refurbished bathroom. The property also benefits from newly fitted modern flooring and carpets throughout.

Externally, the bungalow features a generous lawned frontage with off road parking and a private rear garden. Its cul-de-sac position ensures minimal passing traffic, adding to the sense of privacy.

The property is of non-standard BL8 aluminium construction and is not constructed from concrete. All remedial work was carried out when the property and neighbouring property was re-bricked in 1984/85. Prospective purchasers are advised to make the necessary enquiries with their lender to confirm mortgage suitability.

Conveniently located, the bungalow provides easy access to local amenities as well as major transport links, including the M5 and A417.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

UPVC front door. Obscured glass window with stained Glass detailing. Large entrance hall. Modern digital storage heater. Carpet flooring. Entrance to :-

Sitting Room

17' 11" x 11' 11" (5.47m x 3.62m)

Carpet flooring. UPVC double glazed bay window to front. Brick fireplace. Modern digital storage heater. Entrance to:-

Kitchen

11' 11" x 10' 0" (3.64m x 3.06m)

Vinyl flooring. Range of wall, base and drawer cabinets with worktop over. Stainless steel sink with drainer and mixer tap. Modern digital storage heater. Space for washing machine, fridge and freezer. Double glazed door to rear. Double glazed window with views to the rear garden.

Bedroom One

12' 0" x 11' 11" (3.65m x 3.64m)

Modern Digital Storage heater. A range of built-in wardrobes with sliding doors. Double glazed window to front. Storage cupboard. Carpet flooring.

Bedroom Two

11' 7" x 9' 8" (3.54m x 2.95m)

Carpet flooring. Double glazed window to rear. Modern digital storage heater. Storage cupboard.

Bedroom Three

11' 11" x 7' 9" (3.64m x 2.35m)

Carpet flooring. Modern digital storage heater. Storage cupboard containing immersion heater. Storage cupboard. Sliding doors onto the garden.

Bathroom

Tiled flooring. Marbrex panelled walls and ceiling. WC. Basin. Bath with mixer tap. Mira shower with walk in access. Modern lighting.



GARDEN

Laid to lawn and gravel and surrounded by mature plants, shrubs and trees. Gravel pathway. Greenhouse. Large shed/workshop. Area of patio. Side access.

FRONT GARDEN

Large lawned front garden with pathway and off road parking.



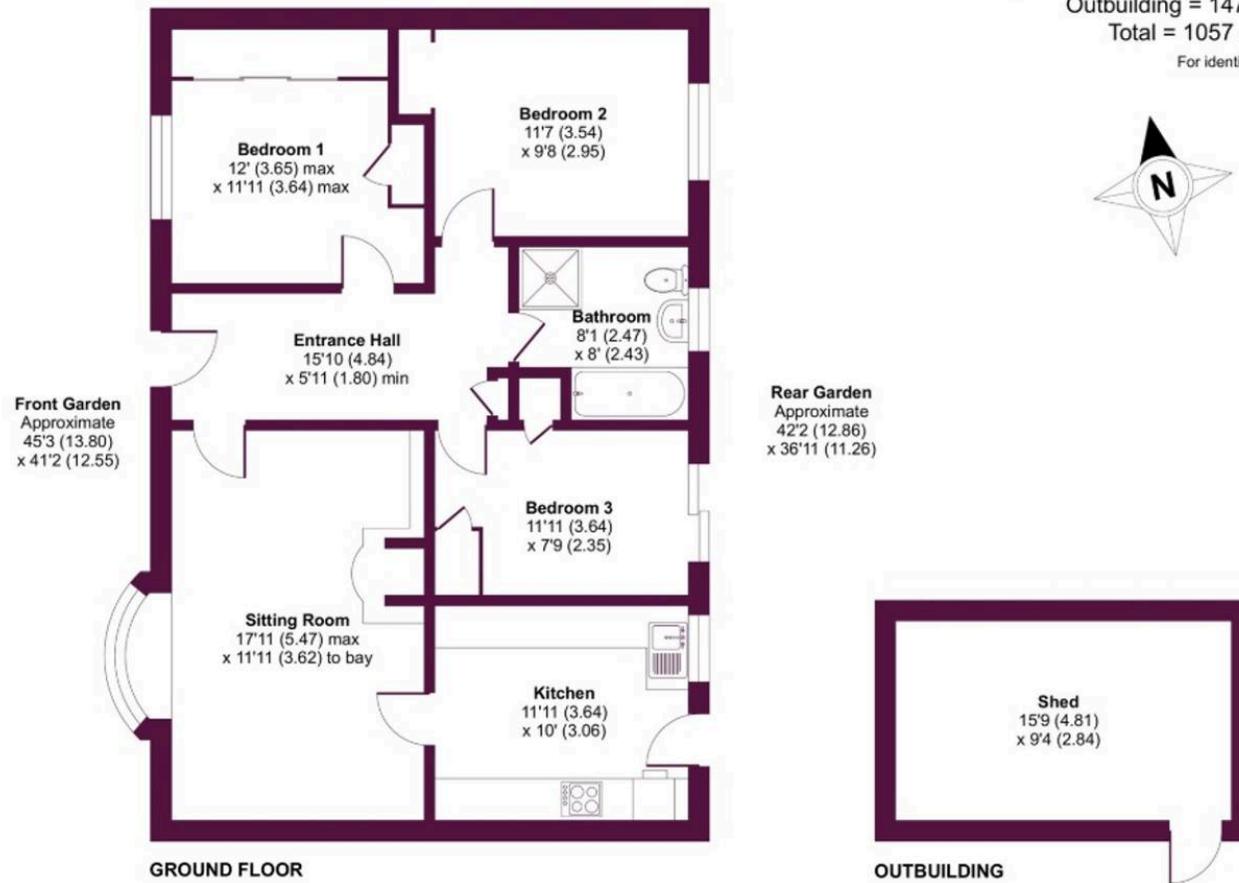
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Approximate Area = 910 sq ft / 84.5 sq m

Outbuilding = 147 sq ft / 13.6 sq m

Total = 1057 sq ft / 198.1 sq m

For identification only - Not to scale



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