



**73 Boverton Drive, Brockworth GL3 4BS**  
**£350,000**





## 73 Boverton Drive, Brockworth GL3 4BS

• Off-road parking • South facing garden • Well-presented throughout • Garden office/hobby room • Well proportioned 1930s semi detached property • Open plan kitchen/dining room • Close to local schools and amenities • Gas central heating and double glazing • Tewkesbury Borough Council, Band C - £2,000.11 per annum (2025/26) • EPC rating TBC



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£350,000**

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### Entrance Hall

Double-glazed window to side elevation, radiator, door to living room, door to kitchen/dining room, door to;

### WC

WC, washhand basin.

### Living Room

Double-glazed bay window to front elevation, radiator, fireplace.

### Kitchen/Dining Room

Double-glazed window to side elevation, radiator, a range of matching wall and base units with worktops over, stainless steel one-bowl sink with drainer, six-ring gas hob with overhead extractor fan, space for a washing machine, dishwasher, and fridge freezer, access to;

### Family Room

Double-glazed windows to side and rear elevations, Velux windows, and French doors to the rear garden.

### On the first floor

#### Landing

Gives access to all upstairs accommodation and a built-in cupboard housing the boiler.

#### Bedroom One

Double-glazed bay window to front elevation, radiator, built-in wardrobes.

#### Bedroom Two

Double-glazed window to rear elevation, radiator.

#### Bedroom Three

Double-glazed window to rear elevation, radiator.

### Bathroom

Double-glazed obscure window to side elevation, heated towel rail, WC, washhand basin with base unit, bath with shower.

### Outside

At the front of the property is a tarmac driveway for multiple vehicles and a gated side access leading to a side passage, offering extension potential subject to planning permissions. To the rear of the property is a combination of a patio seating area, a turf and lawn area, a storage shed and access to the outside office/hobby room.

### Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

### Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating.

Broadband speed: Standard 8Mbps, Ultrafast 1000Mbps

Mobile phone coverage: Vodafone(Likely), O2 (Likely),

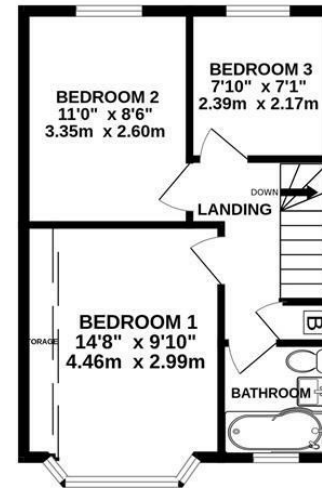
EE(Likely), and Three (Likely).



GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus) <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
39-54 <b>E</b>			
21-38 <b>F</b>			
1-10 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





