



10 Theyer Close, Gloucester GL3 4RF
£200,000



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• No onward chain • Two bedroom property • Garage and parking • Ideal investment and first time buy • Situated in the popular suburb of Brockworth • Well presented throughout • Within walking distance to local amenities • Great transport links between Gloucester and Cheltenham • EPC C75 • Tax Band B - Tewkesbury Borough Council - £1836.50 per annum (2026/27)



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£200,000

Accommodation

Stepping inside, the ground floor accommodation comprises a spacious and versatile living/dining room with a window to the front aspect, creating a bright and welcoming space. To the rear, the stylish kitchen is well presented and fitted with a range of floor and wall mounted units providing ample storage. Integrated appliances include an electric oven and four ring gas hob with extractor hood above, while there is additional space for a fridge freezer and plumbing for a washing machine. A door from the kitchen provides direct access to the rear garden.

Ascending to the first floor, the property offers two well-proportioned double bedrooms. The master bedroom benefits from a useful built-in storage cupboard, while the second bedroom enjoys a pleasant rear aspect overlooking the garden. Completing the accommodation is a modern family bathroom, finished to a good standard and comprising a white suite including a WC, wash hand basin, and bath with shower over.

Garage

To the side of the home is a garage which benefits from an up and over door providing vehicular access. There is a parking space located to the front of the garage.

Outside

To the front, there is a lawned area with on the street parking. Accessed via the back gate, the garden is a

great size and offers a combination of lawned and decked areas.

Location

Situated within the Gloucester suburb of Brockworth approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away. The property is situated on the quiet road of Green Street which is accessed via Painswick Road (A46)

Material Information

Tenure: Freehold.

Council Tax band: Tax band B

Local authority and rates: Tewkesbury Borough Council - £1836.50 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

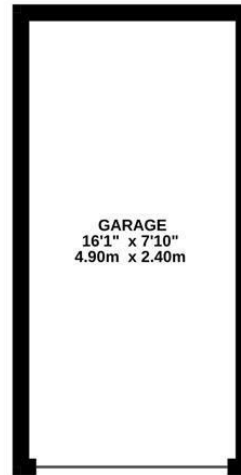
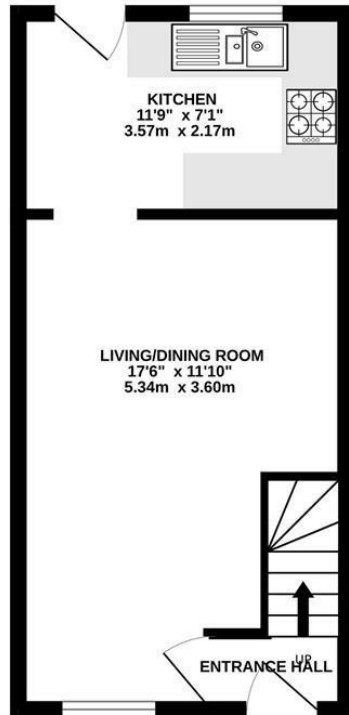
Heating: Gas Central Heating

Broadband speed: Standard 3 Mbps, Ultrafast 1000 Mbps.

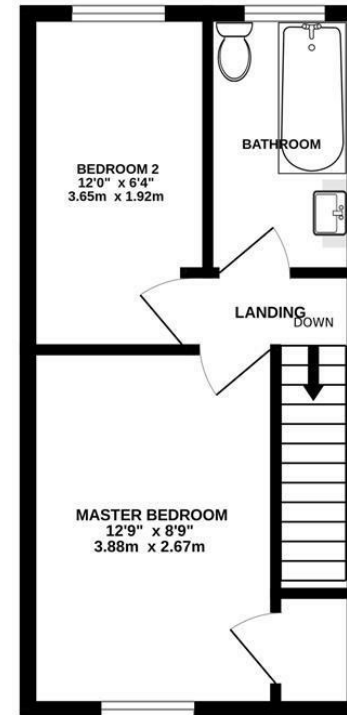
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (Limited).



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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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.

