



**4 Martyn Close, Brockworth GL3 4GN**

**£274,000**



## 4 Martyn Close, Brockworth GL3 4GN

• Close to local amenities and transport links • Downstairs WC • Chain free • Off road parking • Gas central heating and double glazing • Kitchen/dining room • En suite shower room • Potential rental figure of £1200 PCM • Stroud District Council Tax Band C- £1,905.71 per annum (2024/25) • EPC rating B82

**£274,000**



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### Entrance Hall

Radiator, door to the living room, laminate flooring, stairs to the first floor.

### Living Room

Double-glazed window to front, laminate flooring, radiator, door to;

### Kitchen/Dining Room

Double-glazed window and french doors to rear, a range of base and wall units with roll edge work surfaces, inset one-and-a-half bowl sink, integrated double oven and gas hob with extractor fan over, dishwasher, and fridge/freezer, space for washing machine. Cupboard housing wall-mounted boiler, radiator, part tiled walls, tiled flooring, under stairs storage cupboard.

### Cloakroom

WC, wash hand basin, part tiled walls, tiled flooring, extractor fan, radiator.

### On The First Floor

### Landing

Door to all rooms, radiator, access to loft via hatch.

### Bedroom One

Double-glazed windows to front, radiator, door to;

### En Suite Shower Room

Double-glazed obscure window to front, WC, wash hand basin, shower cubicle, fully tiled walls, heated towel rail, extractor fan.

### Bedroom Two

Double-glazed window to rear, radiator

### Bedroom Three

Double-glazed window to rear, radiator.

### Bathroom

Panelled bath with shower over, WC, wash hand basin, heated towel rail, extractor fan, part tiled walls.

### Outside

To the front of the property is off-road parking for two cars. The rear garden is partly paved, with an area of lawn, a further decked area, flower beds, and gated rear access.

### Location

The property is situated within close proximity of a sports field, astroturf, and local football club as well as Coopers Edge School. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a further range of local amenities within Brockworth business park including; Tesco's supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Domino's. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

### Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Stroud District Council; £1,905.71 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

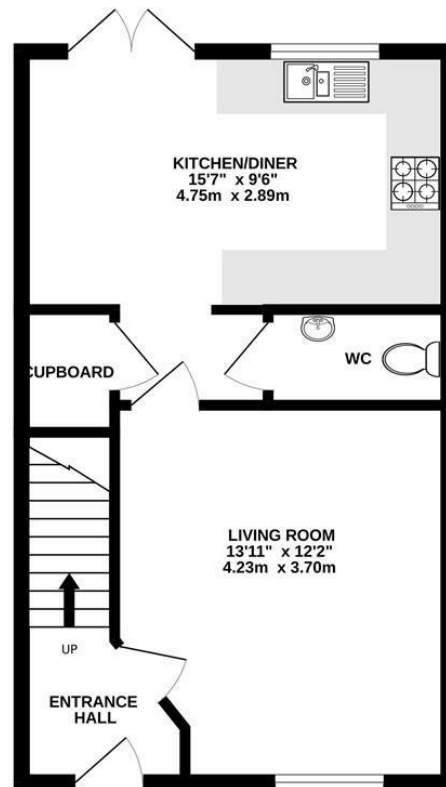
Heating: Gas central heating

Broadband speed: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

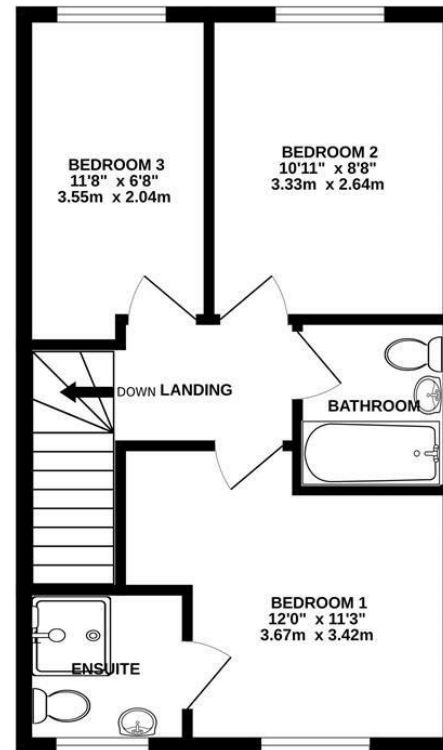
Mobile phone coverage: EE (Likely), O2 (Likely), Three (Likely) and Vodafone (Likely).



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



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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.

