



**19 Typhoon Way, Gloucester GL3 4BQ**

**£315,000**

**NP**  
naylor powell

# 19 Typhoon Way, Gloucester GL3 4BQ

- No onward chain
- Four/five bedroom family home
- Popular suburb location
- Versatile living accommodation set over three floors
- Off road parking and detached garage
- Enclosed rear garden
- Master suite with dressing room and en-suite
- Within walking distance to local amenities
- Tax Band D - Stroud Council - £2,285.64 per annum (2025/26)
- EPC C73

**£315,000**

## Hallway

Stepping into the property, the hallway leads to the kitchen, living dining room, WC and stairs to the first floor.

## WC

WC and wash hand basin.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by an integrated electric oven with four ring gas hob and extractor over. Additional space for a fridge freezer and plumbing for a washing machine. Window to front aspect.

## Living Dining Room

The living dining room is a great size and benefits from ample light from the French doors which open onto the patio. Understairs storage.

## Landing

Provides access to three bedrooms and the family bathroom.

## Second Bedroom

Double bedroom with window to the front aspect.

## Dressing Room / Fifth Bedroom

Utilised by the current owners as a dressing room, this room could easily be put back to being the fifth bedroom with the door in the landing still accessible.

## Third Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

## Bathroom

White suite comprising WC, wash hand basin and bath with shower over. Frosted window to rear aspect.

## Landing

Provides access to the master bedroom and fourth bedroom.

## Master Bedroom

A great size, the master is a double bedroom and benefits from plenty of natural light from the two windows facing the front aspect. This bedroom also benefits from a dressing area which is an ideal space for wardrobes, dressing tables or such like. Over stairs storage cupboard.

## En-suite

White suite with wash hand basin, WC and shower enclosure with tiled surround. Frosted window to rear aspect.

## Fourth Bedroom

Bedroom with window to the rear aspect.

## Outside

The back garden is a generous size and is a combination of lawned and patio areas. To the front of the garage is off road parking.

## Garage

Up and over door providing vehicular access. Side door to the garden, power and lighting.

## 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; Tescos 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.

## Material Information

Tenure: Freehold. Garage is leasehold with peppercorn rent.

Council Tax band: Tax band D

Local authority and rates: Stroud Council - £2,285.64 per annum (2025/26)

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).



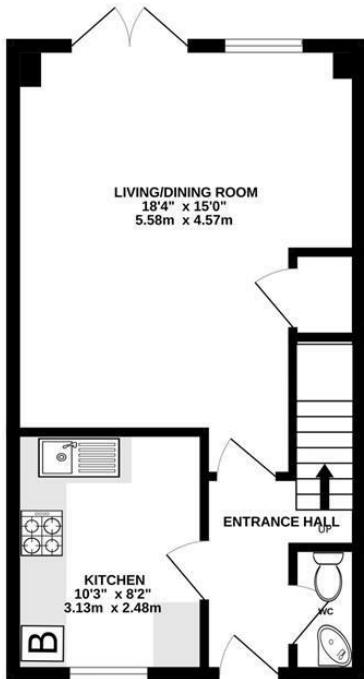
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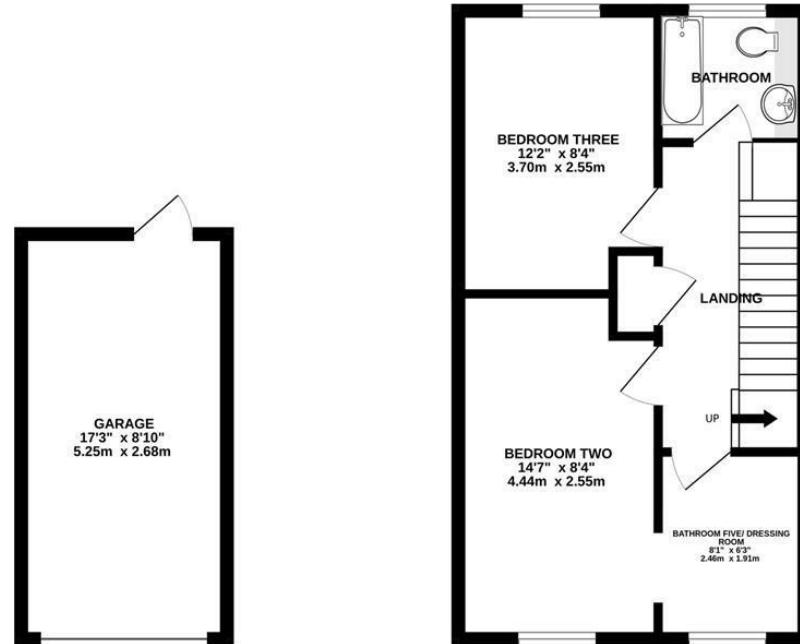
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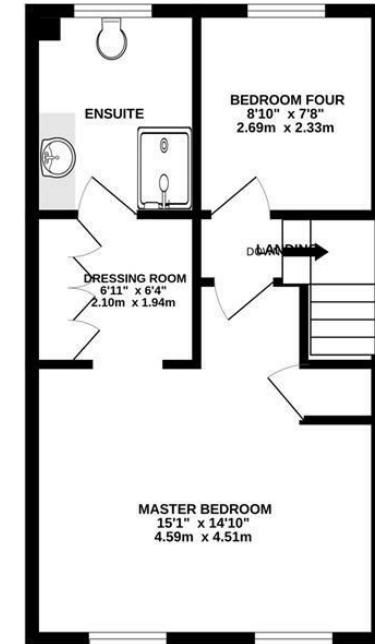
GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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.

