



**26 Lea Road, Brockworth GL3 4JD**  
**£275,000**





## 26 Lea Road, Brockworth GL3 4JD

• Chain Free • Two Double Bedrooms • Modern Bathroom • Modern Kitchen • Off road Parking • Garage • Good Size Rear Garden • Cul de sac Location • Tewkesbury Borough Council Tax Band - C £2,000.11 (2025-2026) • EPC D62

**£275,000**



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### Entrance Hall

Radiator, laminate flooring, loft access via hatch.

### Kitchen

Double-glazed window to side elevation, a range of matching wall and base units with laminate work surface over, 1 bowl stainless steel sink with dual lever mixer tap, integrated double oven, four-ring gas hob with stainless steel extractor hood over and splashback, integrated fridge, integrated dishwasher, built-in washing machine, laminate flooring.

### Sun Room

Radiator, double-glazed windows to front and side elevation, sliding door to rear garden, space for fridge freezer.

### Living Room

Radiator, laminate flooring, double glazed French doors to rear garden.

### Bedroom 1

Radiator, double-glazed window to front elevation, built-in wardrobe.

### Bedroom 2

Radiator, double-glazed window to front elevation.

### Bathroom

Double-glazed obscure window to side elevation, bath with shower attachment, high gloss vanity wash hand basin with mixer tap, WC, heated towel rail, PVC wall panelling, laminate flooring.

### Outside

To the front of the property is a concrete driveway providing off-road parking and a lawned area with various bushes and shrubs. There is a side access leading to the rear garden that offers a variety of areas, including a lawned area, a stone-tiled section and a shed. Access to the garage.

### Garage

16'4" x 8'6" (5.00 x 2.61)

Window to rear elevation, side door, large double doors at front.

### Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities to include; Shops, Bank, Library, 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: Tax Band C

Local Authority and Rates: Tewkesbury Borough Council; £2,000.11 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

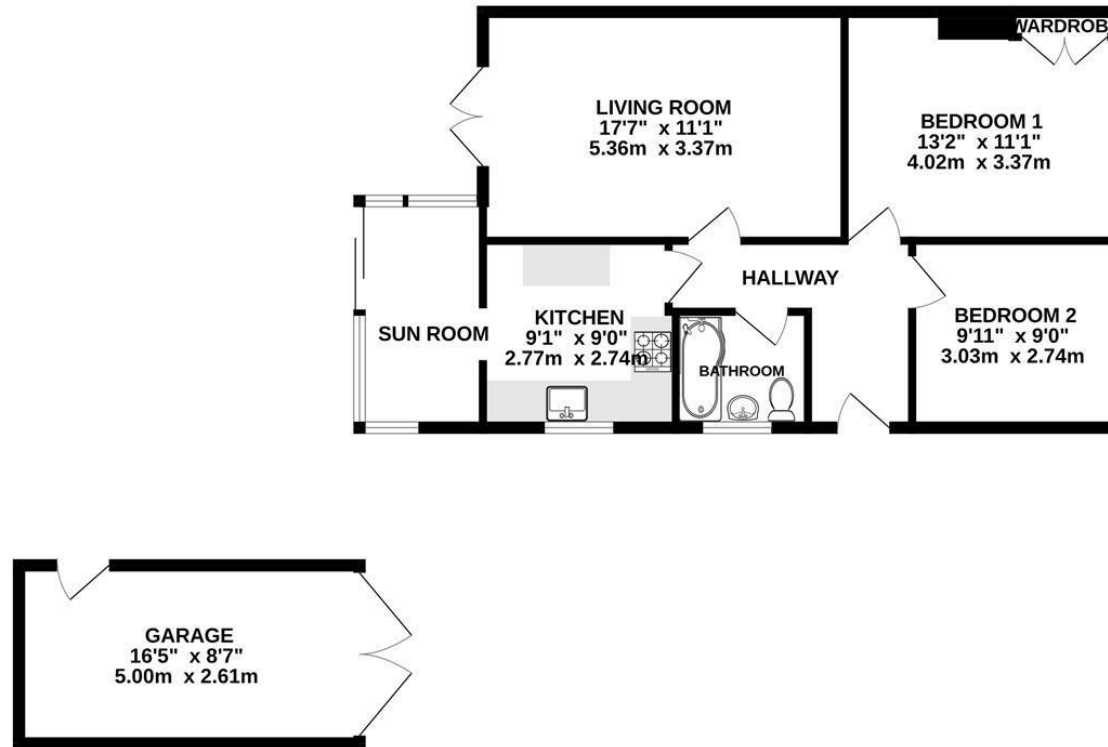
Heating: Gas central heating

Broadband speed: Standard 14 Mbps, Ultrafast 1000 Mbps.

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



GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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