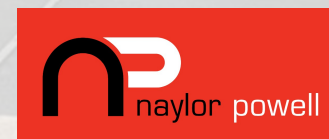




86 Spinners Road, Brockworth GL3 4LW
£250,000



86 Spinners Road, Brockworth GL3 4LW

• Two double bedrooms • Downstairs WC • Enclosed rear garden • Off road parking for two vehicles • Great transport links to Gloucester and Cheltenham • Well presented throughout • Double glazing and gas central heating • Easy access to the M5 motorway • EPC C79 • Tax Band B - Tewkesbury Borough Council - £1836.50 (2026/27)

£250,000

Accommodation

The accommodation is thoughtfully arranged and includes a modern fitted kitchen with a range of wall and base units, ample worktop space, and integrated cooking appliances. To the rear of the property, the bright and spacious living/dining room provides an excellent space for relaxing and entertaining, with French doors opening directly onto the rear garden and allowing plenty of natural light to flood the room. The property is further complemented by a downstairs WC.

Upstairs, the property offers two generous bedrooms, including a spacious master bedroom, while the second bedroom provides excellent flexibility as a child's bedroom, guest room or home office. A modern family bathroom completes the first floor, fitted with a contemporary white suite comprising a bath with shower over, wash hand basin and WC.

Outside

To the front, the property enjoys an attractive outlook within this modern development, with a double-length driveway providing off-road parking for two vehicles. A side gate offers convenient access to the rear garden.

The enclosed rear garden has been designed with ease of maintenance in mind and enjoys a good degree of privacy. A generous paved patio immediately adjoins the property, creating the perfect space for outdoor dining and entertaining, while the remainder is predominantly laid to lawn with well-defined planted borders. A useful timber

storage shed provides additional external storage, and the garden is fully enclosed by timber fencing, making it ideal for families and those with pets.

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. 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

Annual service charge of £370 to Ash and Co for upkeep of the development

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).



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

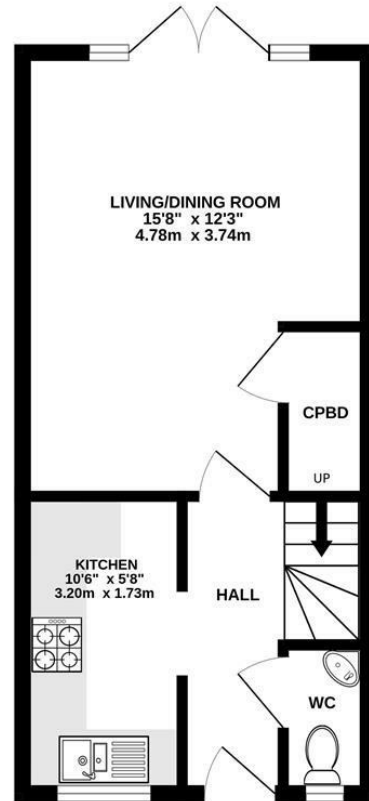
01452 941950

hucclecote@naylorpowell.com

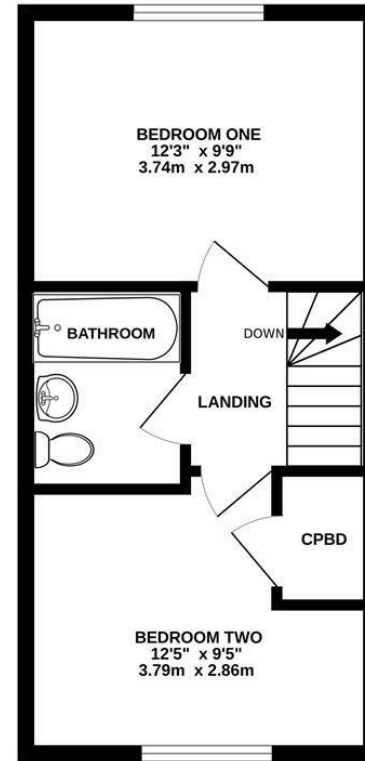
www.naylorpowell.com



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

