



4 Gannet Close, Brockworth GL3 4UT
£274,000



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• Garage • Study • Newly fitted kitchen • Off road parking • Close to local amenities and motorway access • Potential rental income of £1250 per calendar month • Sought after location • Private enclosed garden • Tewkesbury Borough Council Tax Band B - £1,750.10 per annum (2024/25) • EPC rating C74

£274,000



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Entrance Hall

Radiator, stairs to the first floor, access to the kitchen and living/dining room.

Kitchen

Double-glazed window to front elevation, a range of matching wall and base units with quartz worktops over, plinth heater, stainless steel one-and-a-half bowl sink with drainer, four-ring induction hob with an overhead extractor fan, two Neff integrated ovens, two integrated fridges, and an integrated dishwasher.

Living/Dining Room

Radiator, built-in cupboard, access to study, inset gas fire with surround, patio doors to rear garden.

Study

Double-glazed windows to rear and side elevations.

On the first floor

Landing

Doors to all bedrooms and the bathroom, built-in cupboard, loft access via hatch with a light and ladder.

Bedroom One

Double-glazed window to rear elevation, radiator.

Bedroom Two

Double-glazed window to rear elevation, radiator.

Bedroom Three

Double-glazed window to rear elevation, radiator.

Bathroom

Double-glazed obscure window to front elevation, bath with shower over, WC, wash hand basin and heated towel rail.

En Bloc Garage

Power and light, up and over garage door.

Outside

To the front of the property is an en-bloc garage with a parking space in front. The front garden has been utilised as a kitchen garden with raised planters and gated side access to the rear of the property. To the rear of the property is a low-maintenance garden with a lawn, raised planters and a patio area.

Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities, including shops, a library, a supermarket, pubs, and restaurants. There is a selection of schools, including Castle Hill Primary and Henley Bank, 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 B

Tewkesbury Borough Council: £1,750.10 per annum 2025/26.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

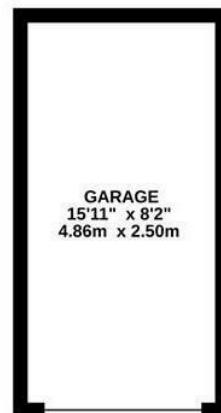
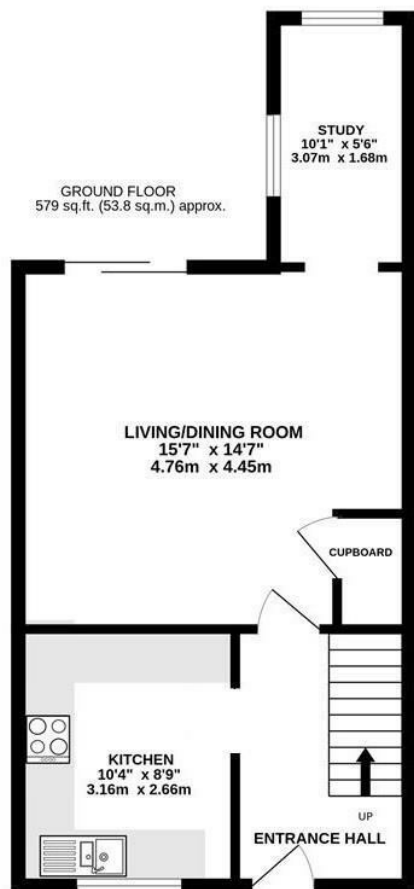
Heating: Gas central heating

Broadband speed: Standard 13 Mbps, Ultrafast 1000 Mbps

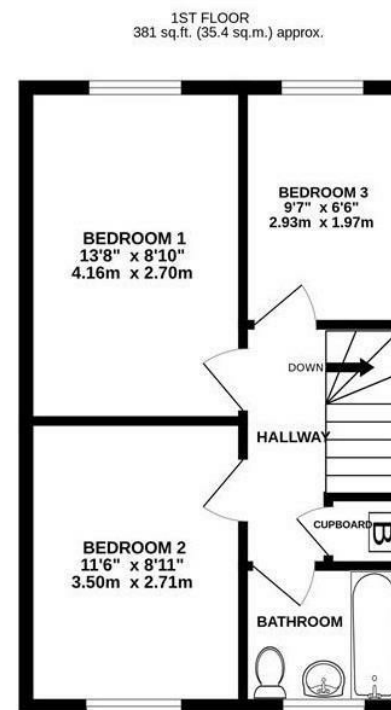
Mobile phone coverage: Vodafone (limited), EE (limited),

Three (limited) and O2 (limited)





NOT IN ACTUAL
LOCATION



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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.

