



5 Aspen Way, Brockworth GL3 4GY
£300,000



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- Close to local amenities and transport links
- Good sized living/dining room to the rear
- Downstairs WC
- Ensuite to master bedroom
- Enclosed and low maintenance rear garden
- Garage and off road parking
- 4 years remaining on NHBC warranty
- Gas central heating and double glazing
- Tewkesbury Borough Council Tax Band C- £1,908.88 per annum (2024/25)
- EPC rating C80

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£300,000

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Entrance Hall

Stairs to first floor, door to;

WC

Double glazed obscure window to front elevation, WC wash hand basin, radiator.

Kitchen

Double glazed window to front elevation, a range of matching wall and base high gloss units with laminate work surface over and matching upstands, inset 1 1/2 bowl stainless steel sink with drainer unit and mixer tap, integrated four ring gas hob with stainless steel extractor hood over, integrated eye level electric oven, space for freestanding fridge freezer, space and plumbing for washing machine, piping for dishwasher to be connected, cupboard housing wall mounted boiler, opening to;

Living/Dining Room

Double glazed French doors and window to rear elevation, two radiators, understairs storage cupboard.

On the first floor

Landing

Loft access via hatch.

Bedroom One

Double glazed window to front elevation, radiator, door to;

Ensuite

Double glazed obscure window to front elevation, shower cubicle, wash hand basin with mixer tap, WC, tiled splash backs.

Bedroom Two

Double glazed window to rear elevation, radiator.

Bedroom Three

Double glazed window to rear elevation, radiator.

Bathroom

Bath with shower attachment over, wash hand basin with mixer tap, WC, tiled splash backs, radiator.

Outside

To the front of the property, there is a pathway leading to the front door with mature shrub borders. There is a driveway to the side providing tandem off road parking in front of the garage. To the rear of the property, there is an enclosed and low maintenance rear garden which offers a blank canvas as it is laid to lawn with a paved pathway leading to the gated side access. There is also a useful outside light and tap.

Garage

18'4" x 8'11" (5.59 x 2.74)

Up and over door to front elevation, power and lighting.

Location

The property is situated within close proximity of a sports field, astroturf and local football club which is within walking distance 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 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: Tewkesbury Borough Council; £1,908.88 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

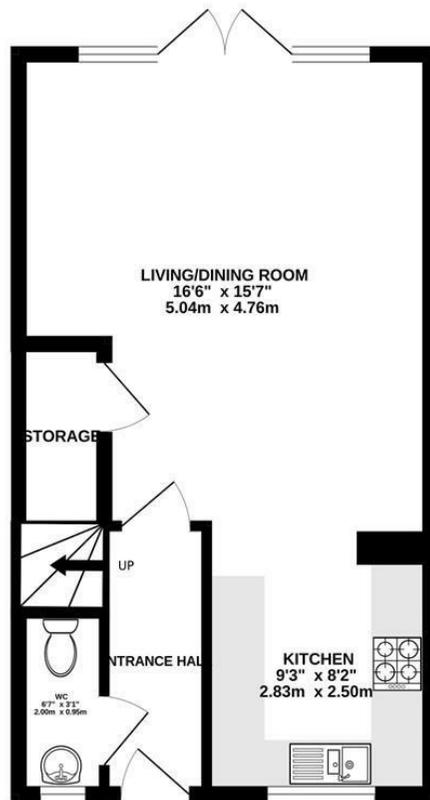
Heating: Gas central heating

Broadband speed: Basic 8 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps

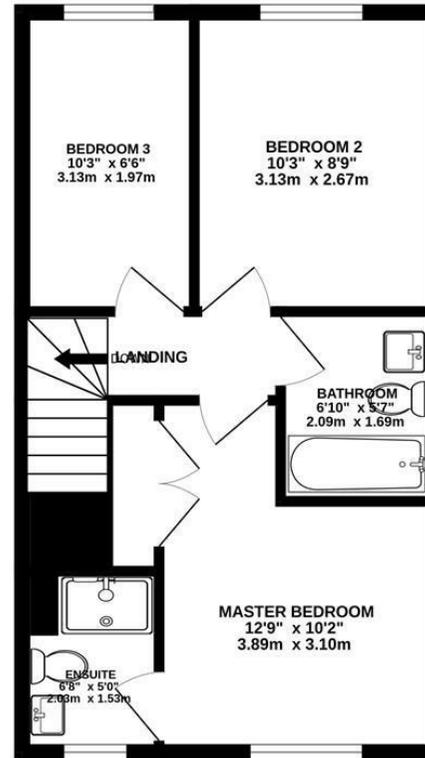
Mobile phone coverage: EE (Limited), O2 (Likely), Three (Limited) and Vodafone (Likely).



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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