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## 20 Avon Crescent

, Brockworth, GL3 4LG

**£179,950**



**\*\*We believe this property would suit Cash Purchasers only\*\*\*see agents notes\*\***

This three bedroom terraced home is presented in good condition the property would benefit from modernisation having been in the same ownership for over 60 years!

An ideal first time buyer purchase or for a purchaser who is looking for a project all being offered  
**\*\*\*CHAIN FREE\*\*\***





Entrance Hall

Lounge/Dining Room 21'9 x 11'0 (6.63m x 3.35m)

Kitchen 12'10 x 8'6 (3.91m x 2.59m)

Sun Room 9'3 x 8'10 (2.82m x 2.69m)

Bedroom 1 12'8 x 12'3 (3.86m x 3.73m)

Bedroom 2 12'8 x 8'7 (3.86m x 2.62m)

Bedroom 3 8'9 x 7'5 (2.67m x 2.26m)

Shower Room

OUTSIDE

Driveway to the front of the property and gated side shared access to the rear  
The rear garden is low maintenance benefitting a useful store.

Services

Mains drainage, gas central heating  
Tewkesbury Borough Council tax band A

Tenure

Freehold

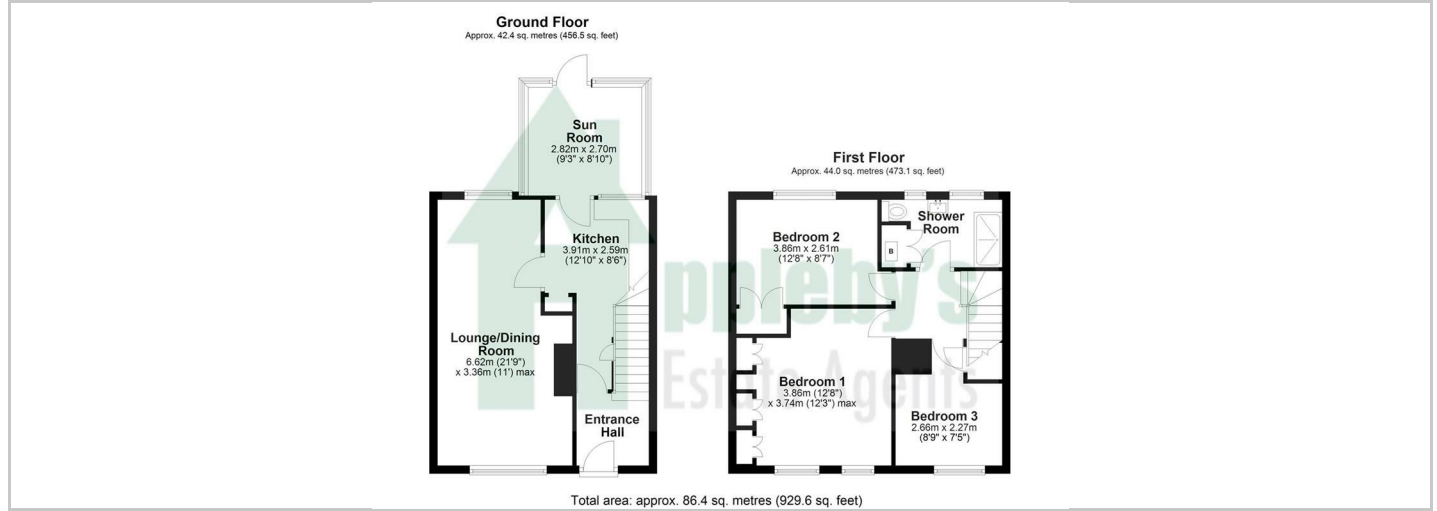
Agents Note

This property is of former non standard construction (Hawksley) and benefits from a PRC certificate.  
The neighbouring properties do not have the PRC certification which does restrict lending options We advise all clients to check suitability with their mortgage lender before committing to any expenditure.

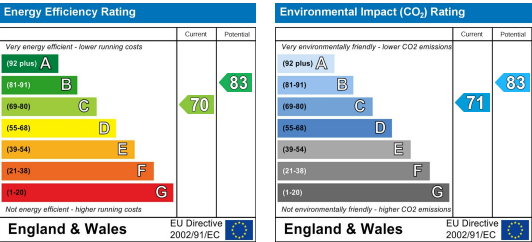
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect