



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **9 Carter Close, Brockworth - GL3 4BP**

Gloucester

Guide Price **£190,000**

9 Carter Close

Brockworth, Gloucester

Two Double Bedroom Detached Coach House In Coopers Edge, Brockworth

This fantastic property is offered to the market with No Onward Chain and offers easy access to a range of local amenities! The property comprises of; entrance hall with stairs to first floor, spacious lounge/diner, modern kitchen, two double bedrooms and a spacious bathroom. Further benefits include; upvc double glazing, modern gas central heating with new combination boiler, hive thermostat control, utility space, garage and off road parking!

Property for sale through Michael Tuck Estate Agents.

Approximate rental value of £1,050pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

To avoid missing out, call us today on 01452 612020 to book your viewing.

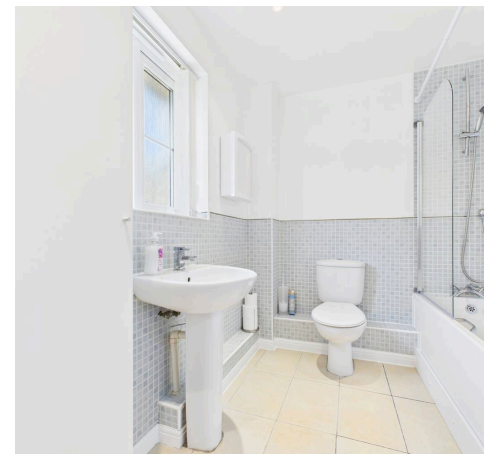
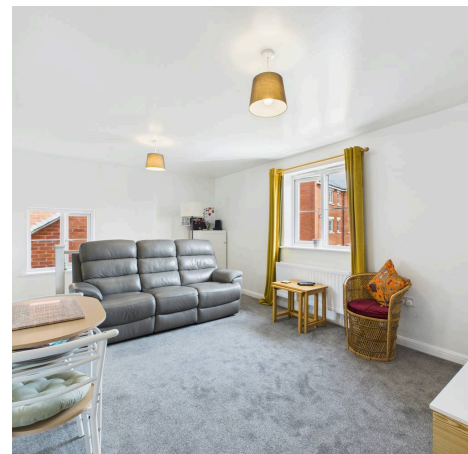
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Upvc Double Glazing
- Two Double Bedrooms
- Well Presented Throughout
- No Through Road
- No Onward Chain
- Lounge/Diner
- Garage & Off Road Parking
- Energy Rating C & Council Tax Band B



Entrance Hall

Lounge/Diner

16' 6" x 12' 2" (5.03m x 3.71m)

Kitchen

10' 8" x 5' 7" (3.25m x 1.70m)

Hall

Bedroom 1

13' 11" x 10' 0" (4.24m x 3.05m)

Bedroom 2

10' 7" x 7' 10" (3.23m x 2.39m)

Bathroom

8' 9" x 6' 9" (2.67m x 2.06m)

Garage

18' 1" x 9' 8" (5.51m x 2.95m)

Tenure

Leasehold Length Of Lease - 999 year lease from 2007

Service Charge - £500 Per annum Ground Rent - £75 Per annum (Non Rising)





Approximate total area⁽¹⁾

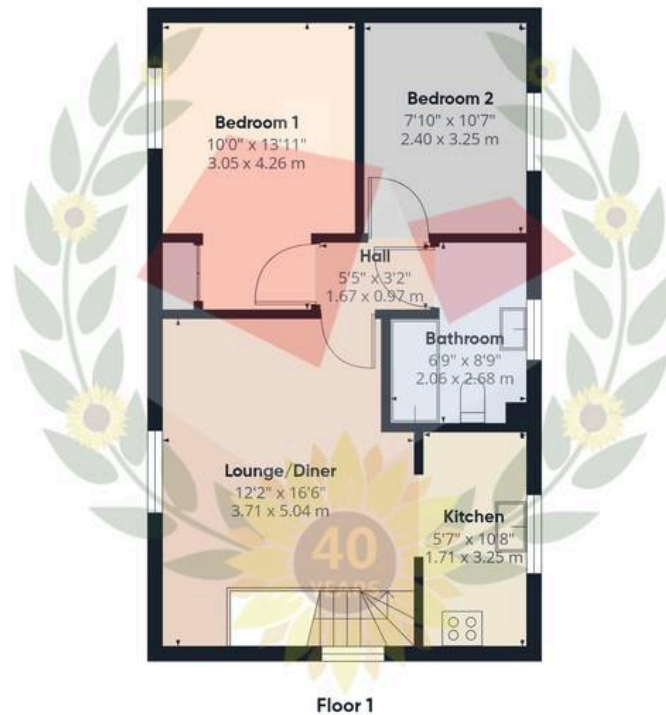
738 ft²

68.5 m²

Reduced headroom

7 ft²

0.7 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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