



17 Daunt Road, Brockworth – GL3 4BW

Gloucester

£145,000

17 Daunt Road

Brockworth, Gloucester

Well presented TWO bedroom, SECOND FLOOR APARTMENT with ALLOCATED PARKING. Situated on the sought after Coopers Edge development in Brockworth. Perfect location for commuters with GREAT ACCESS LINKS to the M5 and A417, within walking distance to COOPERS EDGE SCHOOL and local amenities. Internally the property consist of; Lounge, Kitchen/Dining area, Bathroom and Two Bedrooms. Further Benefits include; UPVC double glazing and gas central heating. Property for sale through Michael Tuck Estate Agents. Approximate rental value of £900pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- WELL PRESENTED
- TWO BEDROOMS
- PERFECT FIRST TIME BUY OR INVESTMENT
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- ALLOCATE PARKING SPACE
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- EPC C COUNCIL TAX A



Entrance Hallway

Lounge

Dimensions: 10' 3" x 10' 1" (3.12m x 3.07m).

Kitchen/Diner

Dimensions: 15' 8" x 7' 7" (4.77m x 2.31m).

Bedroom 1

Dimensions: 19' 8" x 9' 7" (5.99m x 2.92m).

Bedroom 2

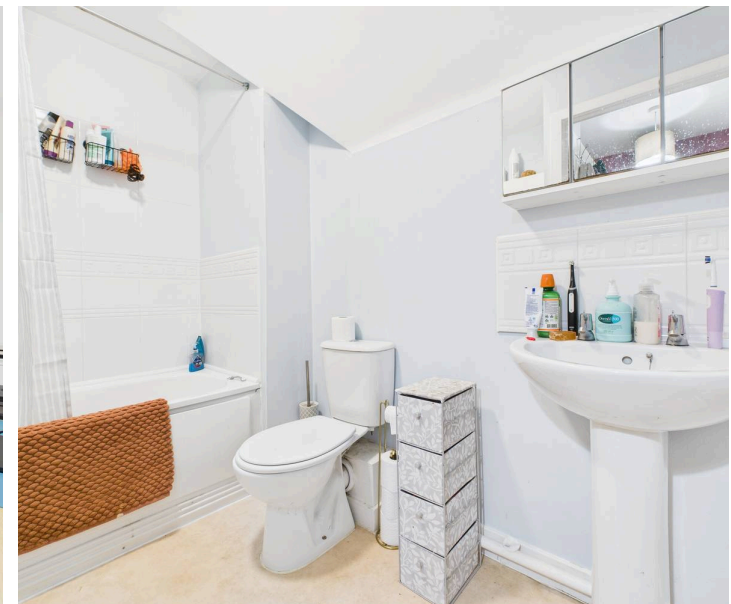
Dimensions: 11' 11" x 8' 1" (3.63m x 2.46m).

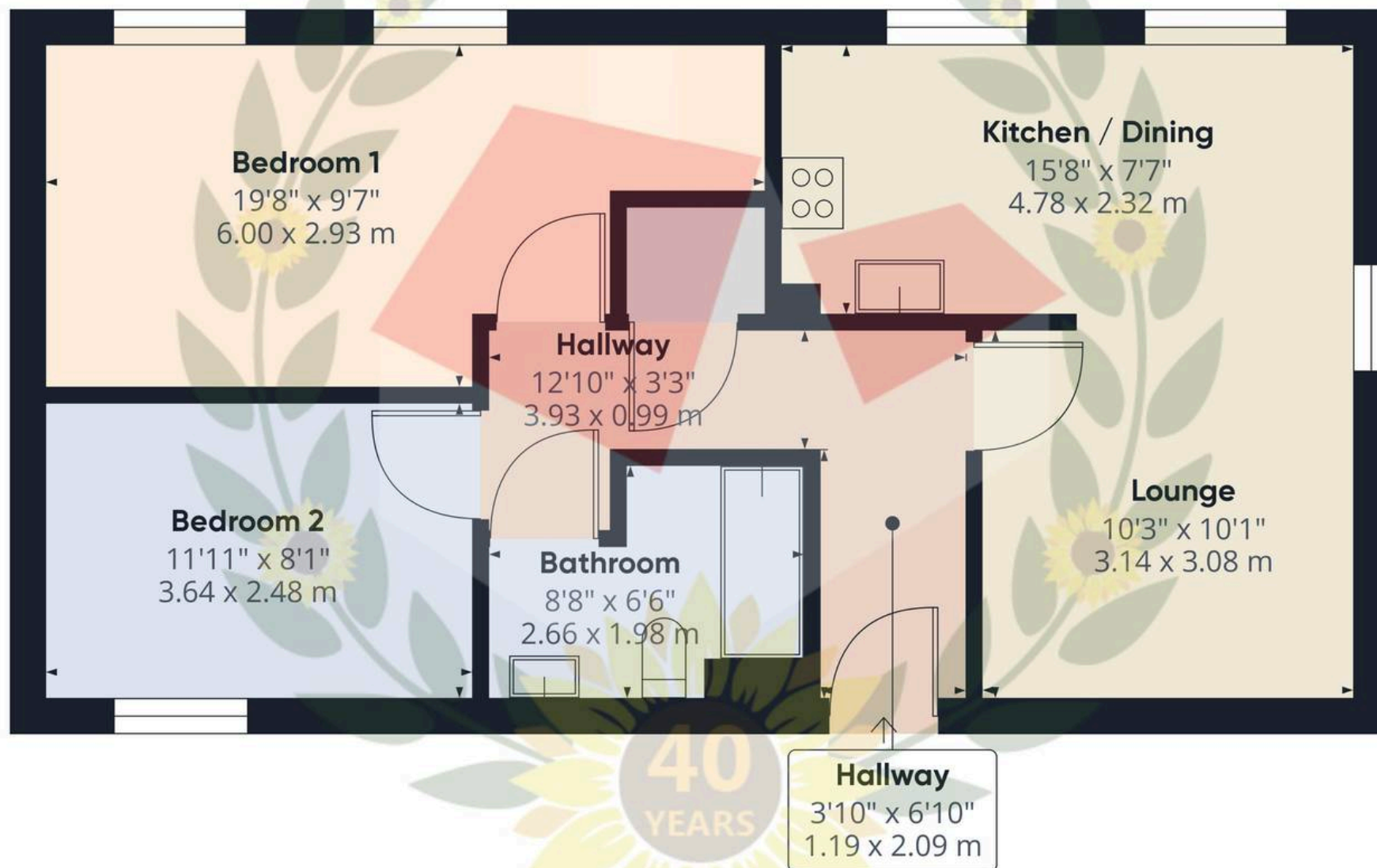
Bathroom

Dimensions: 8' 8" x 6' 6" (2.64m x 1.98m).

Additional Information From Vendor

Tenure - Leasehold • Lease expiry 2196 • Current Service Charge - £135.26 per month Utilities • Electricity - mains • Water - mains • Sewerage - mains • Broadband - fibre to cabinet





Approximate total area⁽¹⁾

626.9 ft²

58.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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