



Laurel Drive, Brockworth Gloucester,  
GL3 4GF

Leasehold

**£145,000**



**4B Laurel Drive, Brockworth,  
Gloucester, Gloucestershire, GL3 4GF**

**£145,000**

Leasehold. Council Tax Band A



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \* No Onward Chain
- \* Two Bedrooms
- \* Open Plan Living
- \* Upvc Double Glazing
- \* Well Presented Throughout
- \* Viewing Advised
- \* Off Road Parking
- \* Energy Rating B & Council Tax A

### Michael Tuck Estate and Letting Agents

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### The Property

Immaculate Two Bedroom Flat In Coopers Edge, Brockworth With No Onward Chain This fantastic property is situated on a quiet no through road in the popular Coopers Edge Development, it would make an ideal first time purchase or buy to let investment. In brief the property comprises of; entrance hall, open plan lounge/diner & kitchen, two bedrooms and a modern fitted bathroom. Further benefits include; upvc double glazing, gas central heating, intercom telephone system and off road parking! Property for sale through Michael Tuck Estate Agents. Approximate rental value of £950pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To avoid missing out, call us today on 01452 612020 to book your viewing.

### Entrance Hall

**Lounge/Diner/Kitchen** 19' 2" x 17' 5" (5.84m x 5.30m)

**Bedroom 1** 10' 6" x 8' 8" (3.20m x 2.64m)

**Bedroom 2** 10' 6" x 6' 0" (3.20m x 1.83m)

**Bathroom** 7' 8" x 6' 10" (2.34m x 2.08m)

### Tenure

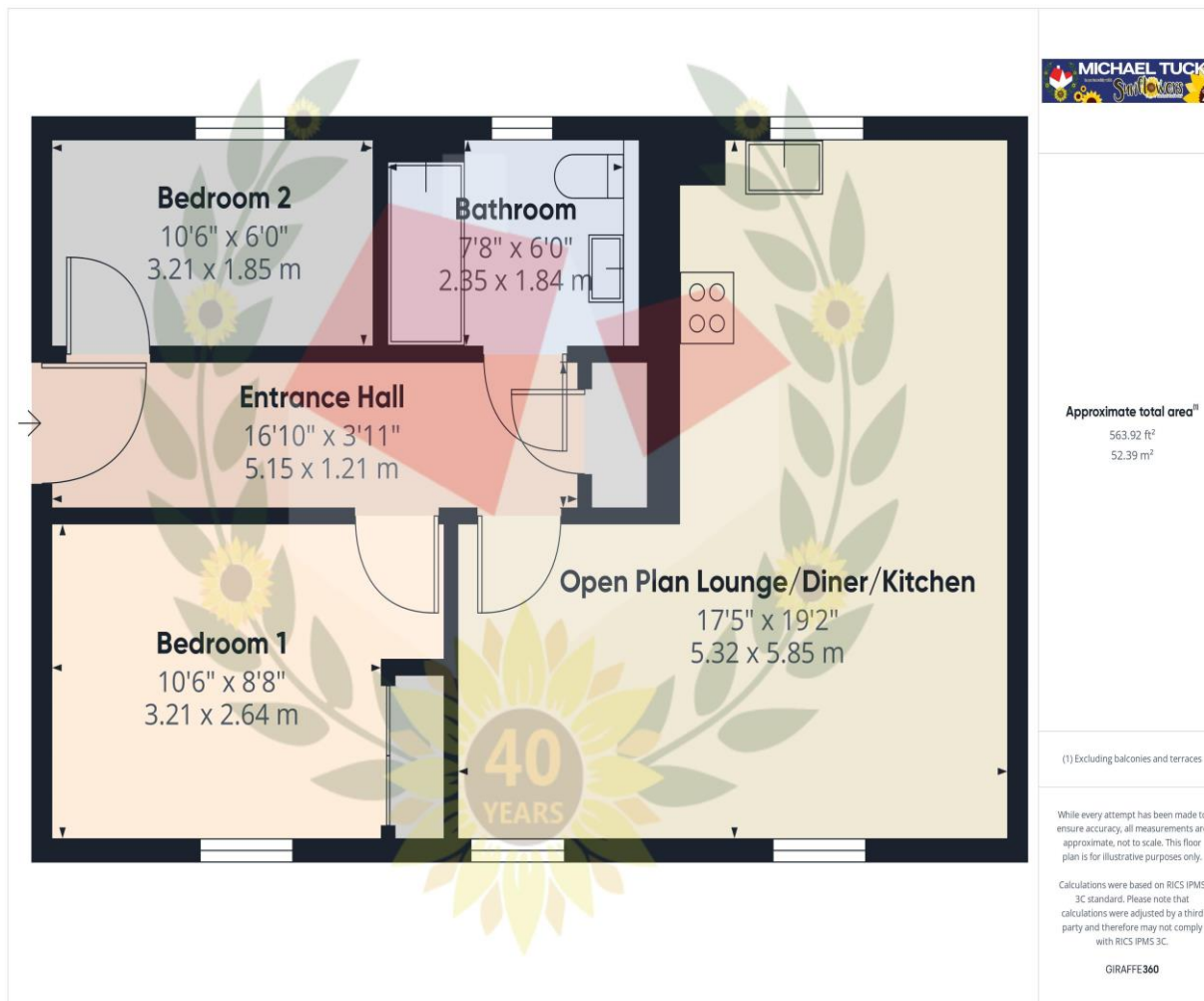
Leasehold Length Of Lease - 999 years from 1st of January 2012 Service Charge - £1,812 per annum Ground Rent - £361.77 per annum Rising ground rent which is reviewed every 5 years) Agents Note: A deed of Variation can be potentially provided based on the prospective buyers Lenders Criteria.











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