



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**2 Ashbrittle Road, Brockworth – GL3 4FT**

Gloucester

Guide Price **£300,000**

## 2 Ashbrittle Road

Brockworth, Gloucester

### Well-Presented Three Bedroom Townhouse in the Popular Coopers Edge Area

Situated in the HIGHLY SOUGHT-AFTER Coopers Edge development in Brockworth, this BEAUTIFULLY PRESENTED three-bedroom, three-storey townhouse offers spacious and versatile accommodation ideal for modern family living.

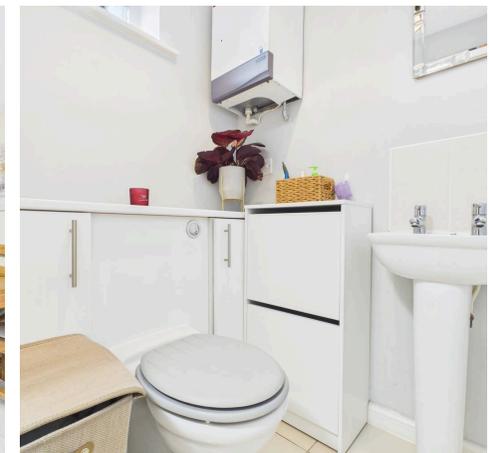
The ground floor features a particularly GENEROUS kitchen/dining room, providing an excellent space for both everyday living and entertaining. The room benefits from ample storage and worktop space, with plenty of room for a family dining table and direct access to the rear garden.

On the first floor, the property offers a bright and WELL-PROPORTIONED living room, creating a comfortable and inviting space to relax. This floor also includes one of the bedrooms, which could equally serve as a home office or guest room.

The top floor comprises two further bedrooms, including the impressive main bedroom which benefits from a private EN-SUITE shower room. Both the en-suite and the family bathroom have been recently REDECORATED, giving them a fresh and modern finish.

Externally, the property enjoys a BEAUTIFULLY maintained rear garden, ideal for low-maintenance outdoor living. The home also benefits from a separate SINGLE GARAGE and a driveway providing OFF-ROAD PARKING for one vehicle.

Coopers Edge is a popular residential area known for its convenient location. The property offers EXCELLENT TRANSPORT LINKS to Cheltenham and



**Hallway**

**Cloakroom**

4' 9" x 4' 2" (1.45m x 1.27m)

**Kitchen/Diner**

26' 2" x 12' 5" (7.98m x 3.79m)

**First Floor Landing**

**Bathroom**

7' 10" x 5' 6" (2.39m x 1.68m)

**Lounge**

13' 7" x 12' 5" (4.14m x 3.79m)

**Bedroom 3**

9' 1" x 8' 4" (2.77m x 2.54m)

**Second Floor Landing**

**Bedroom 2**

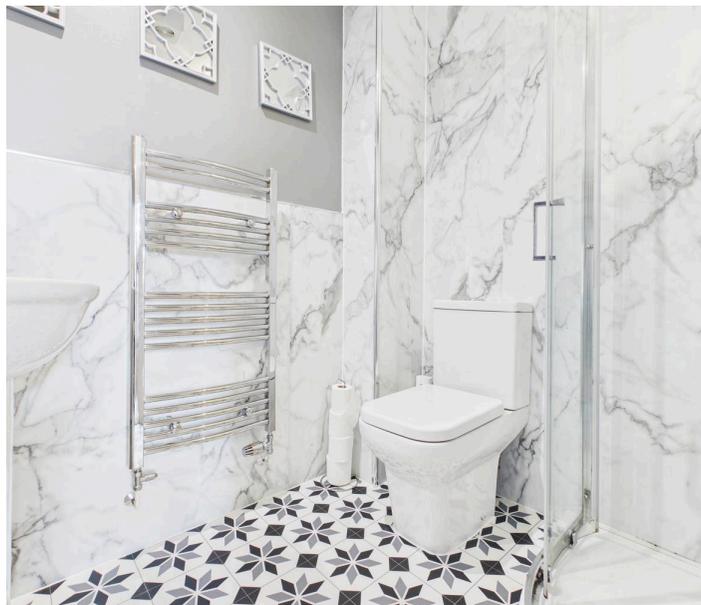
12' 5" x 10' 9" (3.79m x 3.28m)

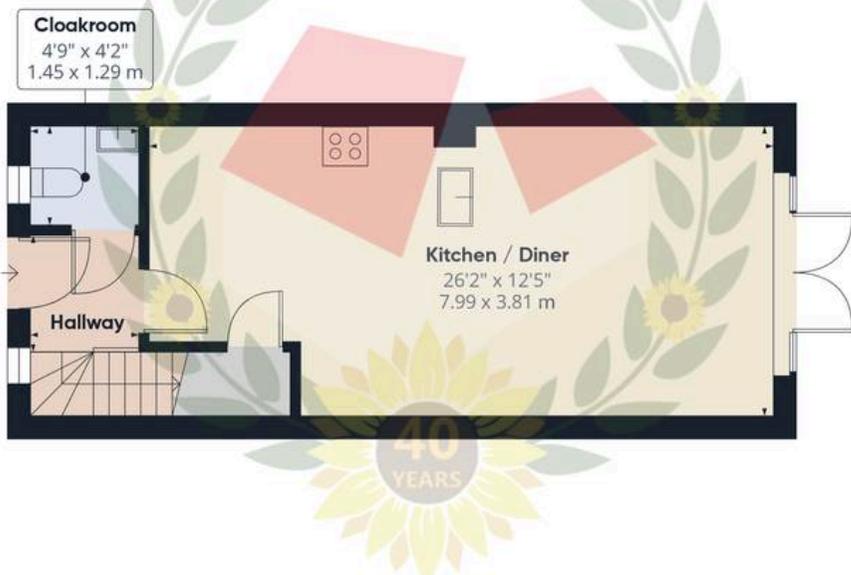
**Bedroom 1**

13' 7" x 10' 3" (4.14m x 3.12m)

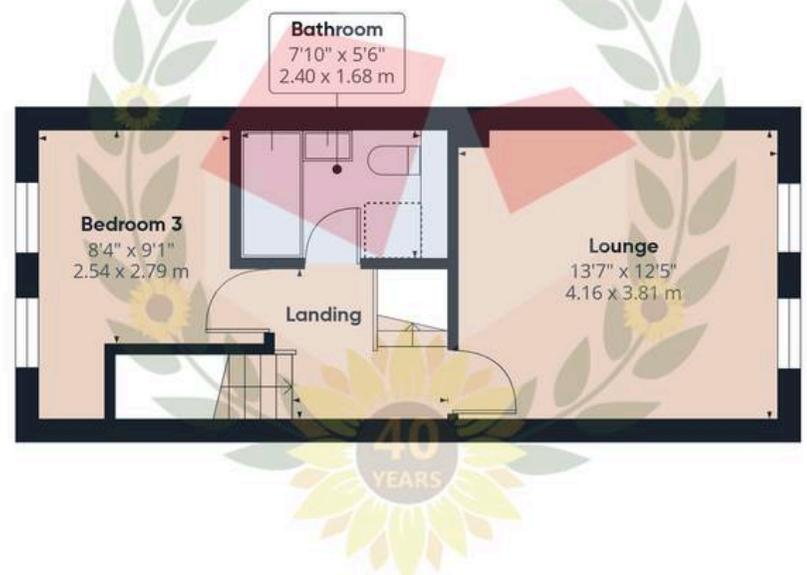
**En-Suite**

5' 11" x 5' 11" (1.80m x 1.80m)

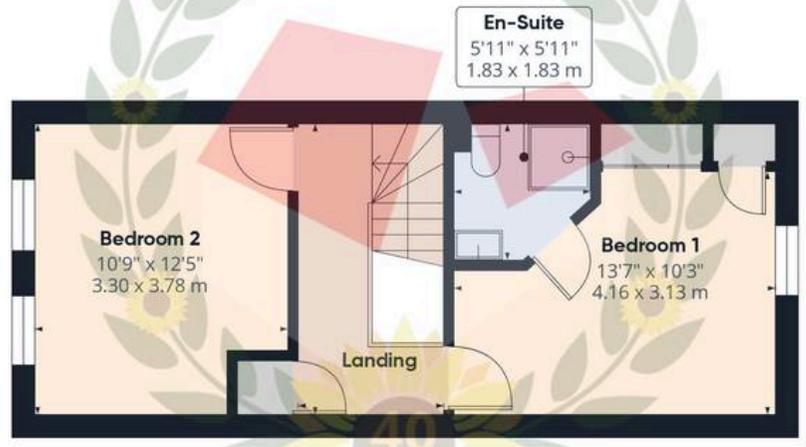




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1098 ft<sup>2</sup>  
102.1 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(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.



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