



MICHAEL TUCK
ESTATE & LETTING AGENTS



25 Ashbrittle Road, Brockworth – GL3 4FT

Gloucester

Guide Price **£255,000**

25 Ashbrittle Road

Brockworth, Gloucester

WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME is offered to the market with NO ONWARD CHAIN. Situated on the HIGHLY SOUGHT AFTER COOPERS EDGE DEVELOPMENT in Brockworth. The accommodation comprises of a welcoming ENTRANCE HALLWAY, a bright and spacious LOUNGE, a modern KITCHEN, and a convenient CLOAKROOM to the ground floor.

Upstairs, the property offers TWO WELL PROPORTIONED BEDROOMS and a FAMILY BATHROOM, all presented in GREAT CONDITION THROUGHOUT.

Externally, the home benefits from OFF ROAD PARKING and a PRIVATE WEST FACING GARDEN, perfect for enjoying AFTERNOON AND EVENING SUN.

Perfectly positioned for commuters, the property offers GREAT ACCESS LINKS to the M5 and A417, and is within WALKING DISTANCE TO COOPERS EDGE SCHOOL and LOCAL AMENITIES.

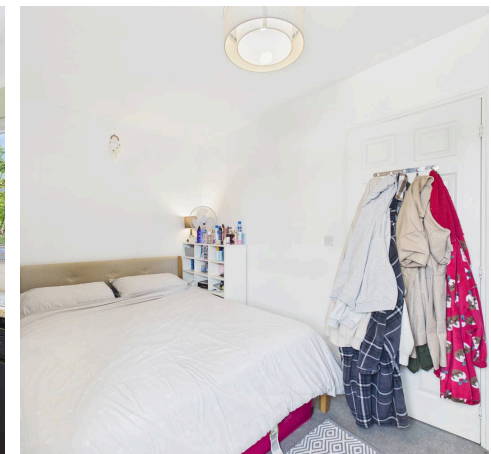
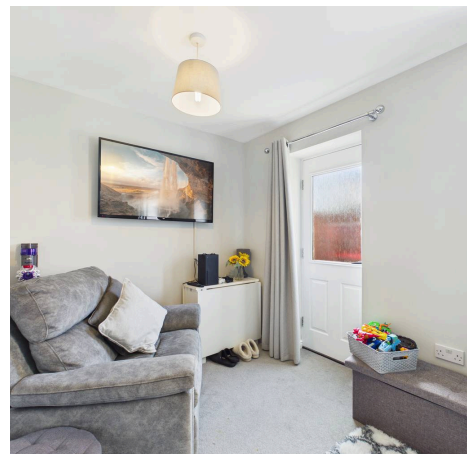
This is a FANTASTIC OPPORTUNITY to secure a home in a POPULAR AND CONVENIENT LOCATION – EARLY VIEWING IS HIGHLY RECOMMENDED.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1100pcm, please contact Michael Tuck Lettings in Abbeymead for more details

Council Tax band: B - EPC Energy Efficiency Rating: C

Tenure: Freehold

- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT



Hallway

Lounge

10' 11" x 14' 9" (3.33m x 4.50m)

Kitchen

9' 10" x 6' 4" (3.00m x 1.93m)

Cloakroom

5' 1" x 3' 6" (1.55m x 1.07m)

Landing

Bedroom 1

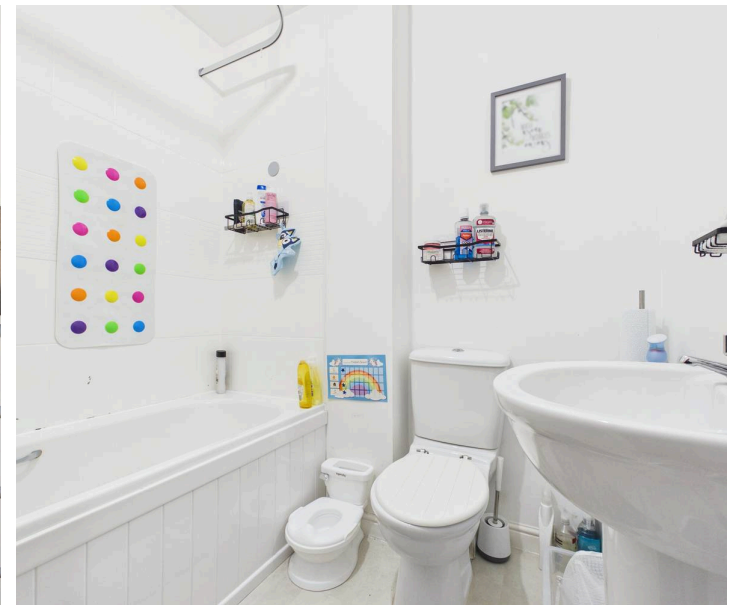
7' 6" x 14' 8" (2.29m x 4.47m)

Bedroom 2

6' 6" x 14' 9" (1.98m x 4.50m)

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

566 ft²

52.6 m²

(1) Excluding balconies and terraces

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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