



64 Martlet Way, Brockworth - GL3 4SG

Guide Price **£310,000**

Gloucester

64 Martlet Way

Brockworth, Gloucester

THREE-BEDROOM SEMI-DETACHED HOUSE offered to the market CHAIN FREE.

On the ground floor, you are welcomed by an entrance hallway with CLOAKROOM, leading into a BRIGHT AND SPACIOUS OPEN PLAN KITCHEN / LOUNGE / DINING AREA – truly the heart of the home and ideal for both everyday living and entertaining.

Upstairs, the property offers THREE WELL-PROPORTIONED BEDROOMS, including TWO DOUBLES AND A SINGLE. The main bedroom benefits from FITTED WARDROBES AND A PRIVATE EN-SUITE, while a MODERN FAMILY BATHROOM completes the accommodation.

Externally, the property boasts a DETACHED SINGLE GARAGE, OFF ROAD PARKING, and a SOUTH FACING REAR GARDEN – perfect for enjoying the warmer months.

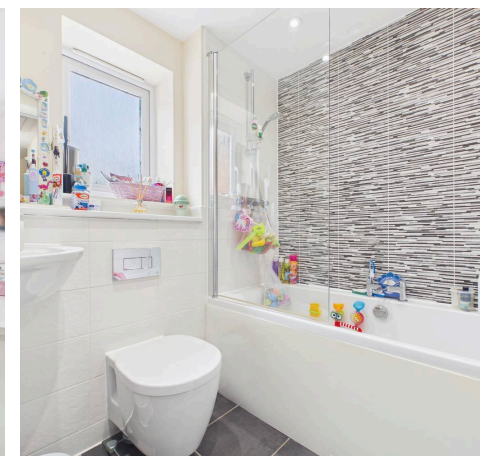
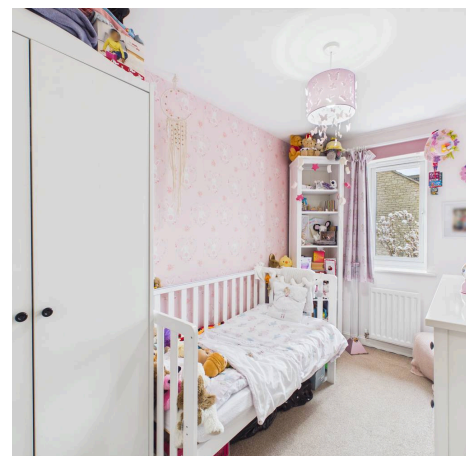
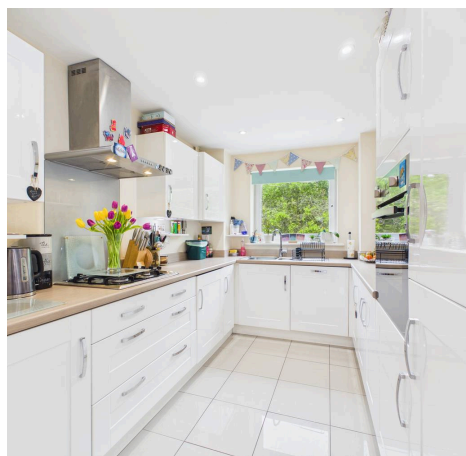
Situated within the highly sought-after COOPERS EDGE DEVELOPMENT, the property offers EXCELLENT ACCESS TO THE M5 AND A417, making it ideal for commuters. A range of LOCAL SCHOOLS, SHOPS AND AMENITIES ARE WITHIN WALKING DISTANCE, further enhancing its appeal.

There is an estate charge of £222 per annum

This is a fantastic opportunity to secure a BEAUTIFULLY PRESENTED HOME IN A DESIRABLE AND WELL-CONNECTED LOCATION.

APPROXIMATE RENTAL VALUE OF £1,300 PCM – for further details, please contact Michael Tuck Lettings in Abbeymead.

Council Tax band: C



Hallway

Lounge/Diner

15' 6" x 16' 9" (4.72m x 5.11m)

Kitchen

7' 11" x 11' 0" (2.41m x 3.35m)

Cloakroom

Landing

Bedroom 1

10' 2" x 10' 1" (3.10m x 3.07m)

Ensuite

Bedroom 2

8' 10" x 10' 4" (2.69m x 3.15m)

Bedroom 3

6' 5" x 10' 4" (1.96m x 3.15m)

Bathroom

4' 10" x 6' 10" (1.47m x 2.08m)



Cloakroom
3'2" x 5'9"
0.98 x 1.77 m



Ground Floor



Floor 1



Approximate total area⁽¹⁾

763 ft²

70.8 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.

GIRAFFE360





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