



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



 **20 Cannon Corner, Brockworth – GL3 4FD**

Gloucester

Guide Price **£285,000**

# 20 Cannon Corner

Brockworth, Gloucester

A WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOME, ideally situated within a QUIET CUL-DE-SAC in the popular Coopers Edge development in Brockworth.

This ATTRACTIVE PROPERTY offers well-proportioned accommodation arranged over two floors, making it an ideal choice for first-time buyers, couples or families. The property also benefits from one OFF-ROAD PARKING space, an ENCLOSED REAR GARDEN with LOW MAINTENANCE artificial grass, no properties directly overlooking from the rear, and excellent access to local amenities and transport links.

The property is conveniently positioned within the SOUGHT-AFTER COOPERS EDGE **area of Brockworth**, with local schools, shops and everyday amenities all within easy reach.

Brockworth also offers excellent transport connections, providing convenient access towards both **Gloucester and Cheltenham**, making this an appealing location for commuters.

Potential rental value of £1,395pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

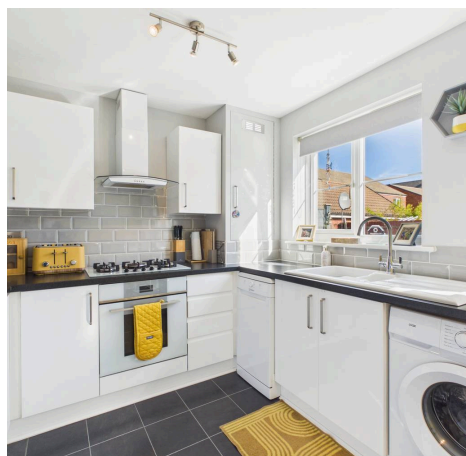
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Quiet Cul-De-Sac
- Immaculate Throughout
- Enclosed Rear Garden



## Hallway

## Cloakroom

5' 8" x 2' 9" (1.73m x 0.84m)

## Living Room

17' 9" x 14' 11" (5.41m x 4.55m)

## Kitchen / Diner

15' 0" x 8' 10" (4.57m x 2.69m)

## Landing

## Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

## Bedroom 1

11' 9" x 8' 5" (3.58m x 2.57m)

## Ensuite

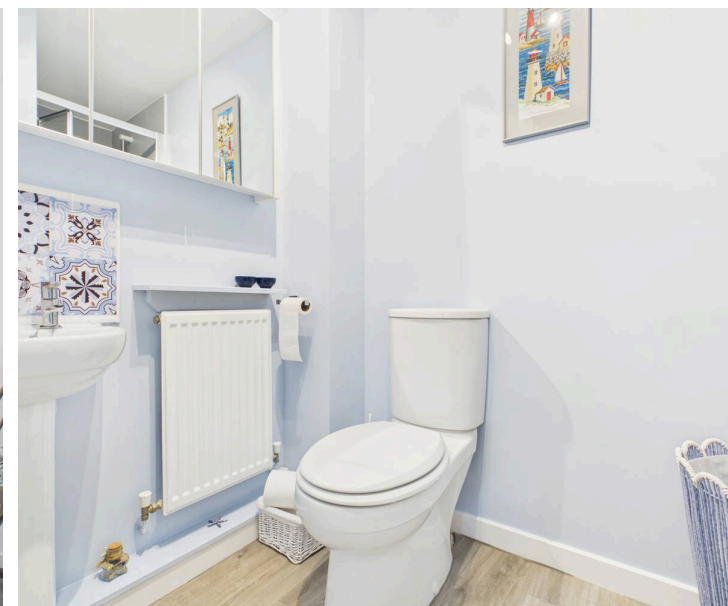
8' 5" x 4' 5" (2.57m x 1.35m)

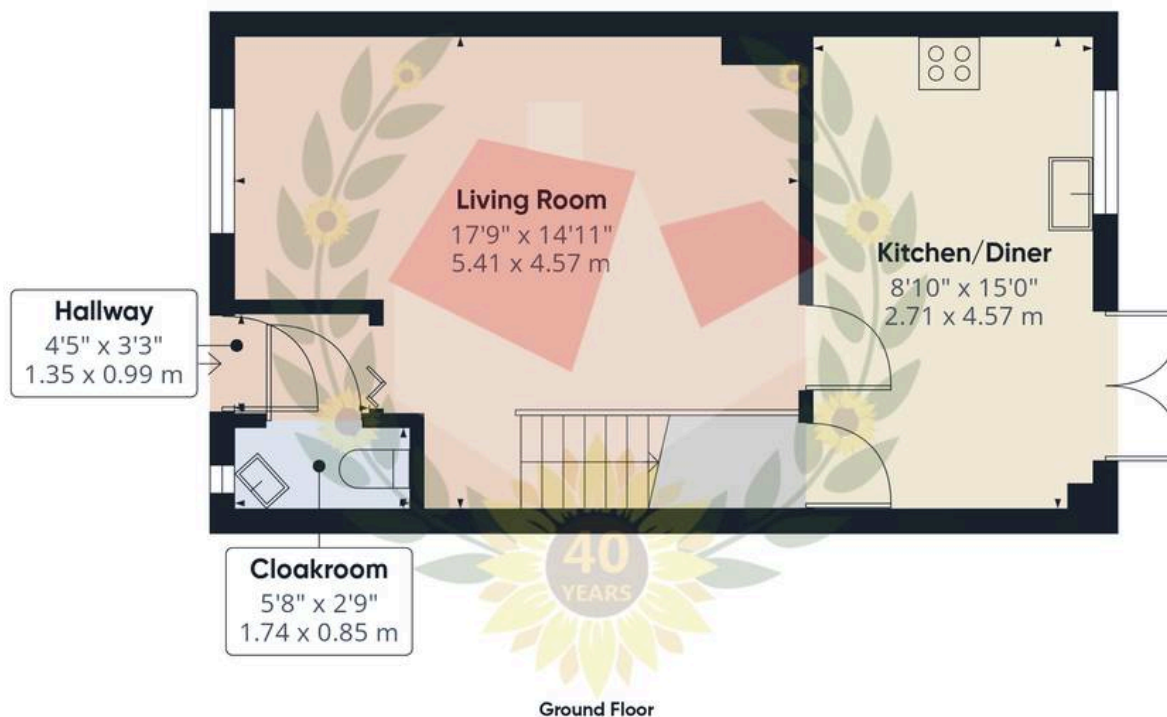
## Bedroom 2

10' 1" x 8' 5" (3.07m x 2.57m)

## Bedroom 3

8' 7" x 4' 0" (2.62m x 1.22m)

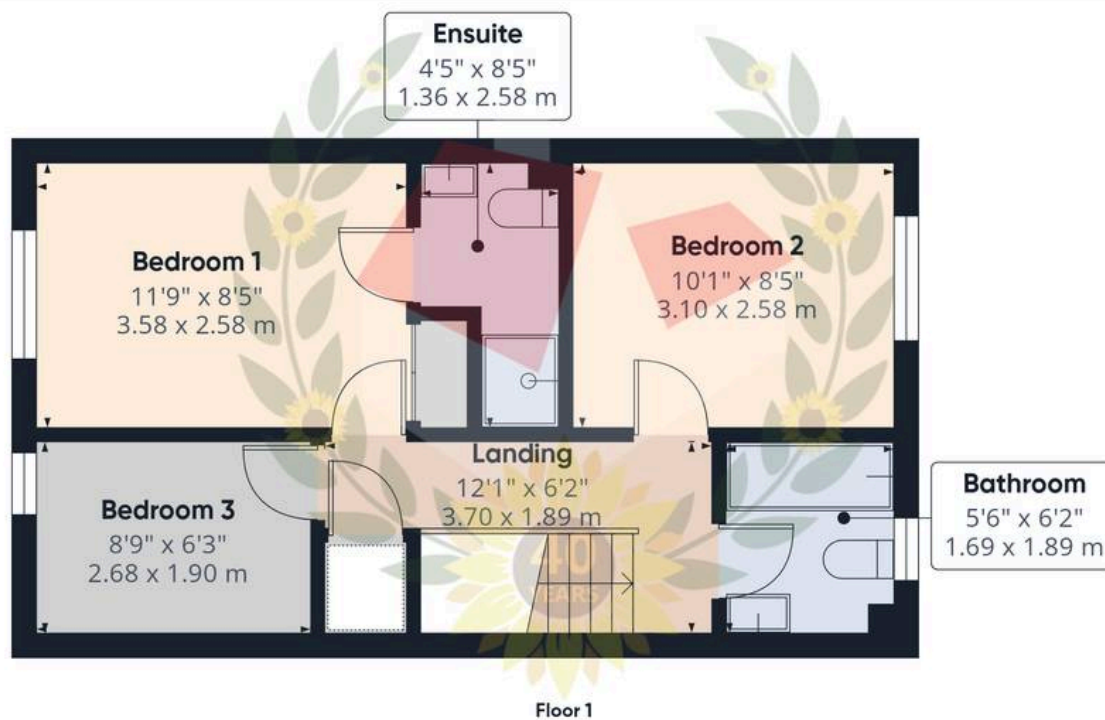




Approximate total area<sup>(1)</sup>

752 ft<sup>2</sup>

70 m<sup>2</sup>



(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



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



## Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • [estates.abbeymead@michaeltuck.co.uk](mailto:estates.abbeymead@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.