
MICHAEL TUCK
ESTATE & LETTING AGENTS
10 Vicarage Court, Brockworth - GL3 4HS
Gloucester
£122,500

10 Vicarage Court

Brockworth, Gloucester

Situated in the popular area of BROCKWORTH, this TWO BEDROOM TOP FLOOR FLAT offers a fantastic opportunity for FIRST TIME BUYERS looking to step onto the property ladder or INVESTORS seeking a buy-to-let opportunity. Ideally located close to a range of local amenities, a primary school and excellent transport links, the property combines well-proportioned accommodation with everyday convenience.

Upon entering, you are welcomed by a particularly SPACIOUS HALLWAY, providing access to the generously sized LIVING ROOM, which offers ample space for both relaxing and entertaining. The living room leads through to a SEPARATE KITCHEN, creating a practical and functional layout.

The accommodation further comprises a GOOD SIZE DOUBLE BEDROOM, a WELL PROPORTIONED SINGLE BEDROOM and a good size bathroom. A SPACIOUS STORAGE ROOM provides additional versatility and valuable storage space.

Externally, the property benefits from OFF-ROAD PARKING for permit holding residents.

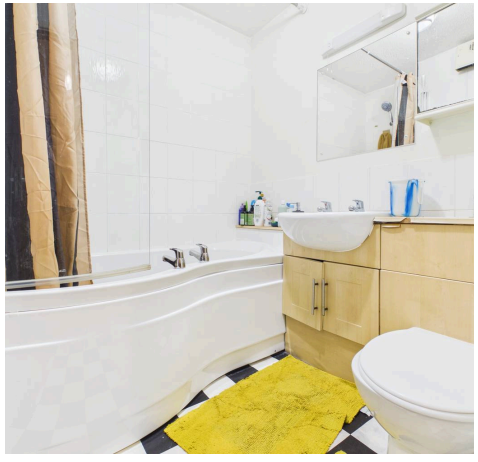
Conveniently positioned for commuters, the property enjoys EXCELLENT TRANSPORT LINKS to both Gloucester and Cheltenham, alongside EASY ACCESS TO THE M5. With local shops, amenities and a nearby primary school all within easy reach, this flat is ideally suited to a variety of buyers.

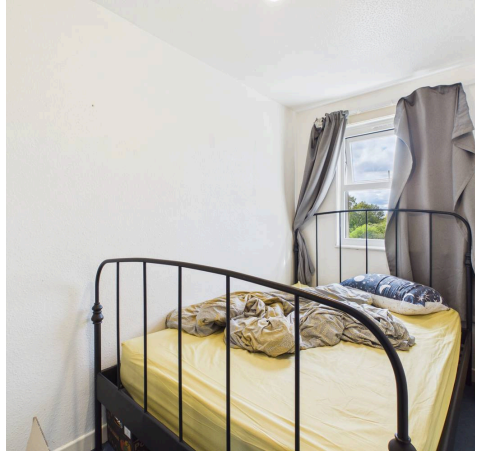
Potential rental value of £825pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

An excellent opportunity to secure a well-located









Hallway

Storage Room
5' 6" x 5' 4" (1.68m x 1.63m)

Bathroom
5' 11" x 6' 3" (1.80m x 1.91m)

Kitchen
9' 4" x 7' 9" (2.85m x 2.36m)

Living Room
16' 0" x 12' 4" (4.88m x 3.76m)

Bedroom 1
13' 9" x 8' 8" (4.19m x 2.64m)

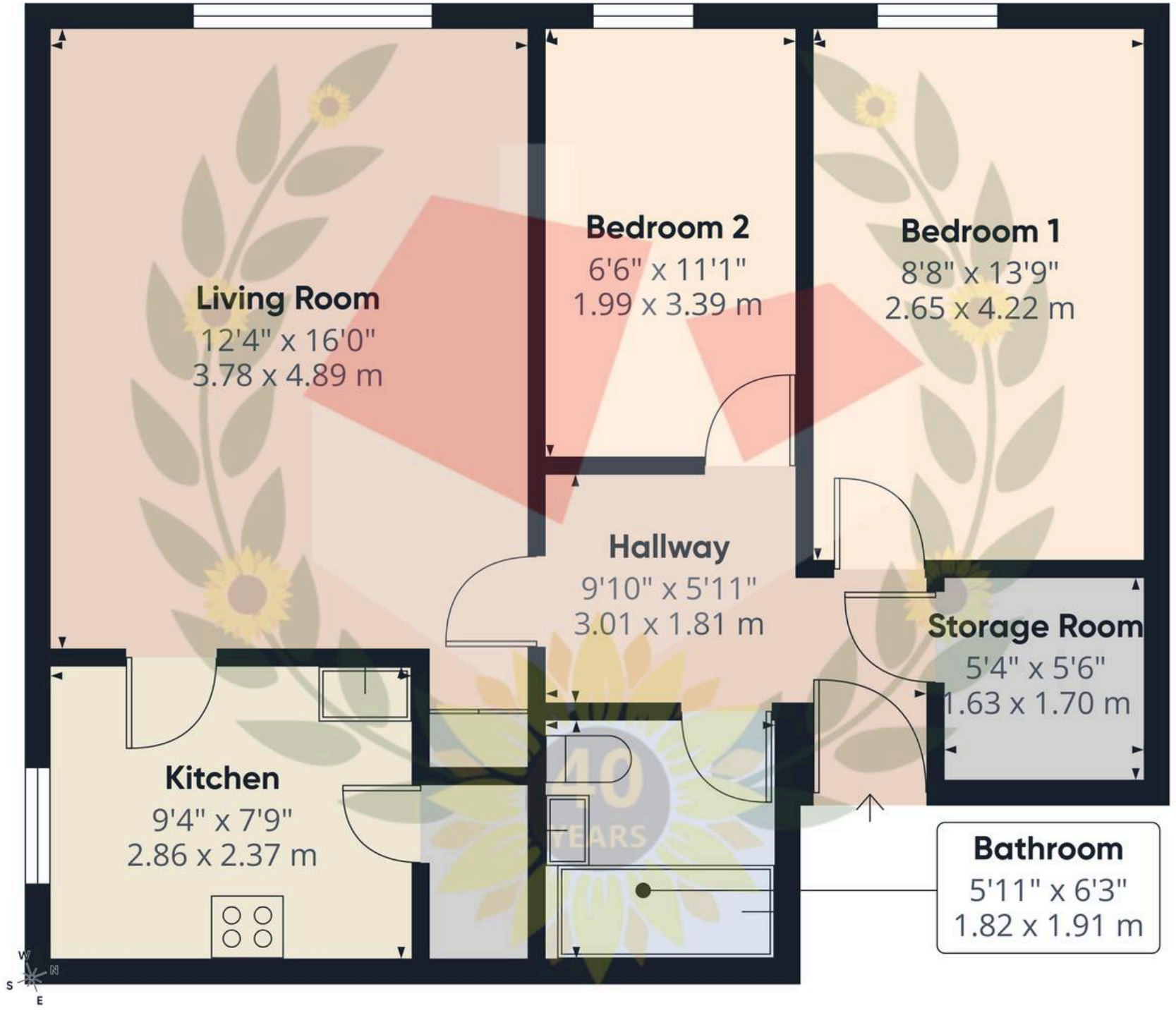
Bedroom 2
11' 1" x 6' 6" (3.38m x 1.98m)

Tenure
Leasehold Length of Lease - 90 Year remaining Service Charge - £487 Per Annum Ground Rent - £10 Per Annum









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Approximate total area(1)

614 ft²

57 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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The Property Ombudsman

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