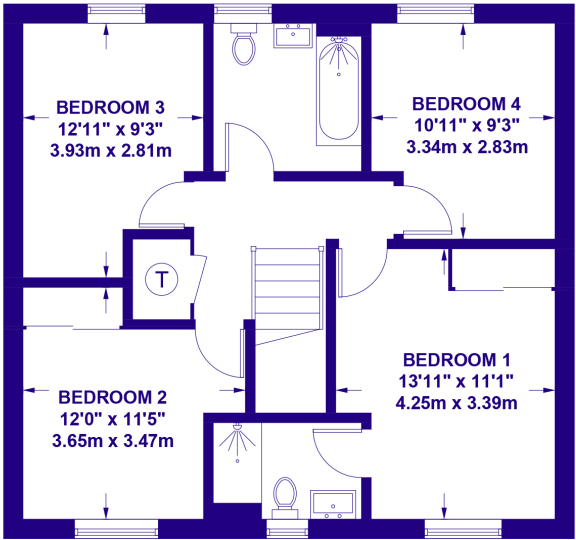
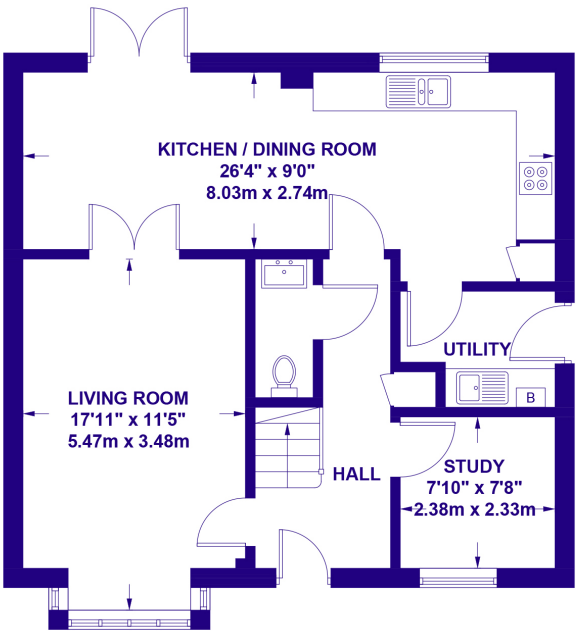


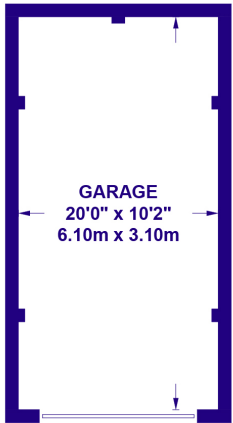
Approximate Gross Internal Area = 128.6 sq m / 1384 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 147.5 sq m / 1587 sq ft



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



I Perrybrook Road, Brockworth, Gloucester GL3 4WL

A very well presented four double bedroom detached modern property with off road parking and garage located in a popular residential area close to local schools and within easy reach of M5 motorway and Cheltenham beyond.

I Perrybrook Road, Brockworth, Gloucester GL3 4WL

A very well presented four double bedroom detached modern property with off road parking and garage located in a popular residential area close to local schools and within easy reach of M5 motorway and Cheltenham beyond. Its spacious accommodation, offered in very good decorative order, comprises in brief an entrance hallway, a large living room with a bay window and double doors opening into the wonderful kitchen/dining room with a range of modern fitted kitchen cabinets and double doors to the southerly facing rear garden, a utility room with side access, a study, a downstairs cloakroom, four double bedrooms with built-in wardrobes to two bedrooms and an en-suite shower room to the main bedroom, plus a family bathroom. Further benefits of this light and bright property, that has been freshly decorated, include new carpets, double glazing, gas fired central heating, garage with power and light, a good sized rear garden plus views to the front. Council Tax Band - E



Directions

Leave Cheltenham via A46, Shurdington Road. Go straight over the roundabout to Brockworth and take the second turning on the right onto Mill Lane. Take the fifth turning onto Stilchester Road and go straight over the roundabout onto Perrybrook Road. The property can be found on the left hand side.

Price:

£460,000

Tenure:

Freehold

Contact:

Karen Short

