

ESTATE AGENTS



Farr & Farr

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PRICE: £219,950

REF : H24194/SM

**33 MOORFIELD ROAD
BROCKWORTH
GLOUCESTER
GL3 4JB**



**A THREE BEDROOM SEMI DETACHED HOUSE WITH
PRIVATE REAR GARDENS
NO ONWARD CHAIN**

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Gloucester GL1 3AA
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125 Cheltenham Road
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☎ 01452 380444
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1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
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Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
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33 MOORFIELD ROAD, BROCKWORTH, GLOUCESTER, GL3 4JB

This semi detached 'Hawksley' property with valid PRC certificate offers 3 bedrooms and a family bathroom on the first floor. On the ground floor is a large lounge, kitchen and conservatory. The property has a generous private rear garden and off road parking. Other benefits include UPVC double glazing and gas central heating.

The area offers excellent transport links to both Gloucester and Cheltenham and is within easy reach of the M5. Local schools for all ages are in close proximity. There are plenty of local shops, a large supermarket and other amenities close by.

**THREE BEDROOMS; LOUNGE / DINER; KITCHEN; CONSERVATORY;
FAMILY BATHROOM; PRIVATE REAR GARDENS; FAMILY BATHROOM;
HAWKSLEY BUILD; UPVC DOUBLE GLAZING; GAS CENTRAL
HEATING; OFF ROAD PARKING; NO ONWARD CHAIN**

Entrance via UPVC double glazed door to:

LARGE ENTRANCE HALL :

Radiator. UPVC double glazed window to side. Stairs to first floor.



LOUNGE / DINER : 11'3 x 21'11

2 radiators. UPVC double glazed window to front. TV point. Doors to kitchen. Door to conservatory.



CONSERVATORY :

Ceramic tiled flooring. French doors to garden.



KITCHEN : 8'3 x 15'2

UPVC double glazed window and door to rear. Range of wall and base units with worktops over. Plumbing for washing machine. New integrated electric cooker and gas hob. 1 ½ bowl sink and drainer with mixer tap. Spaces for free standing fridge and freezer. New wall mounted combination gas central heating boiler.



FIRST FLOOR LANDING :

Access to insulated loft. UPVC double glazed window to side. Door to all rooms

BEDROOM ONE : 11'0 x 12'4

Radiator. UPVC double glazed window to front.



BEDROOM TWO : 9'10 x 9'4

Radiator. UPVC double glazed window to rear.



BEDROOM THREE : 8'9 x 9'5

Radiator. UPVC double glazed window to front.



BATHROOM :

Radiator. UPVC double glazed frosted window to rear. White suite comprising of panelled bath, pedestal wash hand basin and low-level WC. Shower cubicle with Triton power shower. Large storage cupboard.



EXTERIOR :

FRONT GARDEN :

Tarmac driveway. Access to rear garden via wooden gate.

REAR GARDEN :

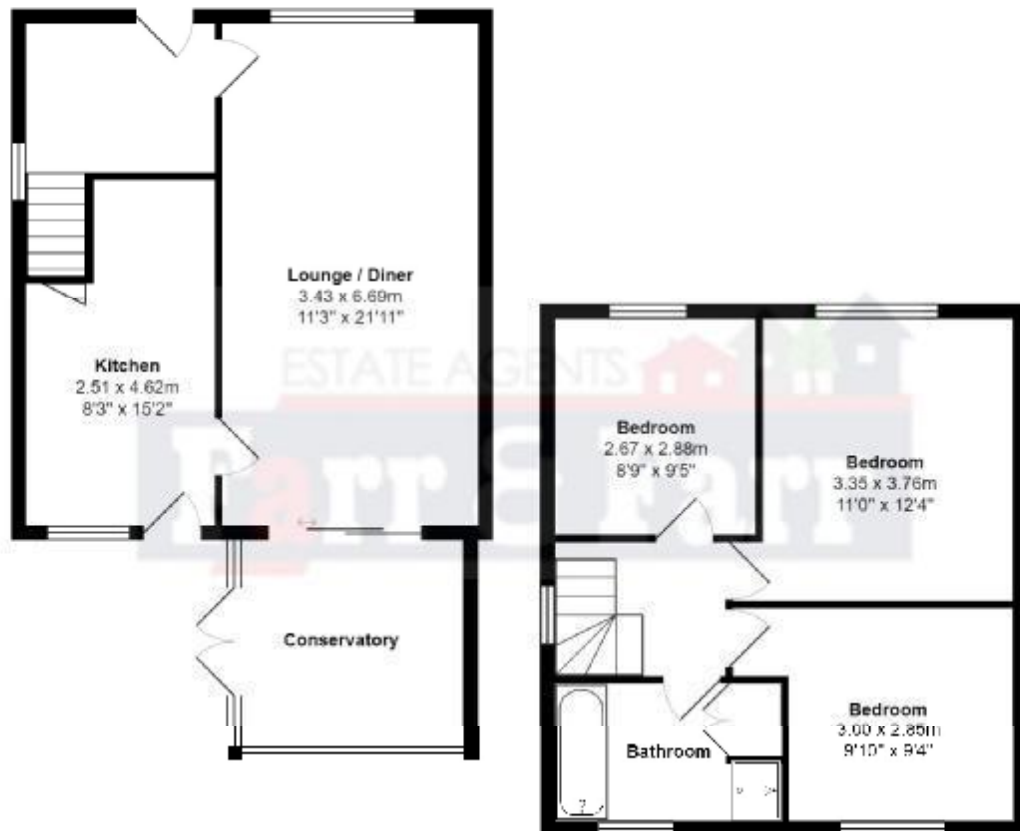
Offering a good deal of privacy. Enclosed by mature trees, hedging and closed board fencing. Side access to front of property. Outside tap. Two brick built sheds with power.



PLEASE NOTE :

**ALL MEASUREMENTS ARE APPROXIMATE
VIEWING BY APPOINTMENT WITH THE AGENT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Total Area: 90.4 m² ... 973 ft²

Drawn by: www.gloUCESTERenergysolutions.co.uk
 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, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions. please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.