



7 Tone Drive, Brockworth, Gloucester, Gloucestershire, GL3 4PW

£367,500



Farr & Farr Sales
Lettings

**7 Tone Drive, Brockworth,
Gloucester, Gloucestershire, GL3
4PW**

£367,500

A 1950s semi detached house of very good proportions in a semi hidden position.

Number Seven is situated in a very small cul-de-sac of four properties just off Tone Drive and Moorfield Road in this highly sought-after part of Brockworth. Good local schools and shops are close by and access to both the M5 and Cheltenham are only a short drive. The property has been upgraded in the current ownership and offers surprisingly good sized family accommodation with all three bedrooms being doubles as well as two good reception rooms and a well fitting kitchen. Additionally to the ground floor there is an extension to the side which gives a full size wet room as well as a bathroom to the first floor. The exterior offers ample parking to the front as well as a garage and a good sized rear garden that backs to the South West.

Entrance porch with UPVC double glazed front door and half glazed door to:-

Hall

Of a very good size with turning staircase to landing. Understairs cupboard. Radiator. Open cloaks cupboard.

Sitting Room 15' 9" x 12' 0" (4.80m x 3.65m)

Stone fireplace with pebble effect electric fire and shelving to one side. TV and telephone point. Double radiator.

Dining Room 12' x 11'6. (3.65m x 3.50m)

Marble fireplace and gas point. Upvc double glazed French doors.

Kitchen 11' 3" x 10' 5" (3.43m x 3.17m)

Recently fitted. Single drainer stainless steel sink unit set into worktops with cupboard and drawers below. Wall and base units. Part tiled walls. Laminate flooring. Belling oven with gas hob, backplate and extractor hood. Plumbing for washing machine. Space for fridge freezer. Radiator. Spotlights. Larder cupboard with cold shelf and door to:-

Downstairs Wet Room

Large double shower cubicle with stone floor. Marbrex walls. Extractor fan. Inset ceiling spotlights. Low level WC. Vanity unit with handwash basin and cupboards below. Shaver point. Double radiator.

First floor

Landing

Windows to the front. Access to loft with retractable ladder.

Bedroom One 15' 9" x 10' 10" (4.80m x 3.30m)

Radiator. Two double wardrobes with store cupboards above. Airing cupboard housing Vaillant gas fired central heating boiler. Double radiator.

Bedroom Two 12' 0" x 11' 6" (3.65m x 3.50m)

Radiator. Open wardrobes with store cupboards above. Shelved store cupboard.

Bedroom Three 10' 6" x 10' 0" (3.20m x 3.05m)

Radiator. Shelved store cupboard.

Bathroom

White suite of panel bath with mixer taps and shower attachment. Pedestal wash hand basin. Low-level WC. Two walls fully tiled. Radiator. Vinyl floor. Extractor fan.

Exterior

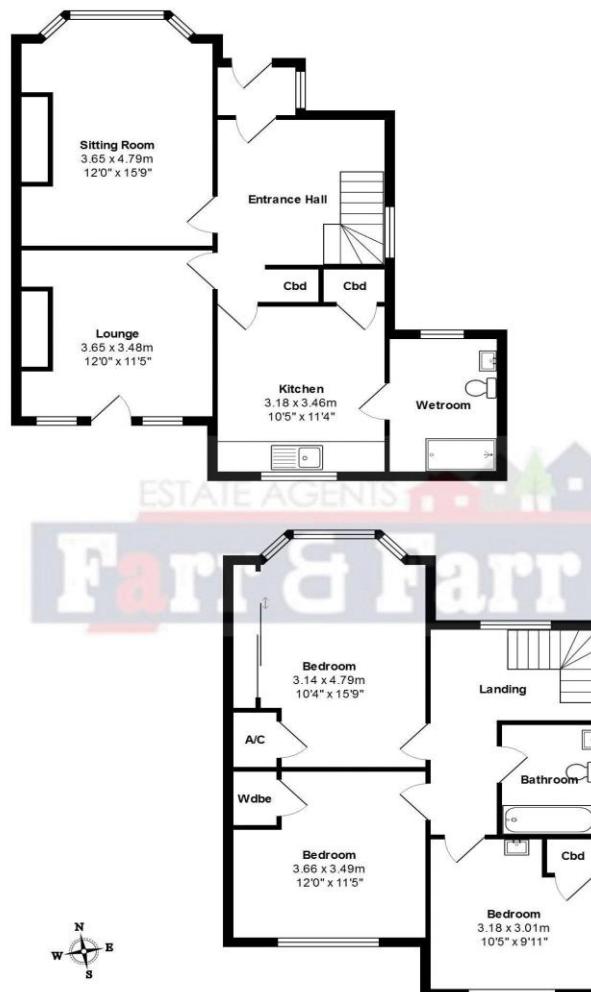
Front gardens: Large area of gravel and parking for several cars. Side access to:- Rear gardens: Good size with paved terrace path and lawns. Enclosed by fencing and hedging giving a fair degree of privacy. Garage With up and over door and store area to the rear.

Agents Note

EPC: E

Council Tax: C





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Approx Total Area: 115.8 m² ... 1246 ft²

Drawn by: www.glosenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
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 cannot accept any responsibility for any errors or
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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