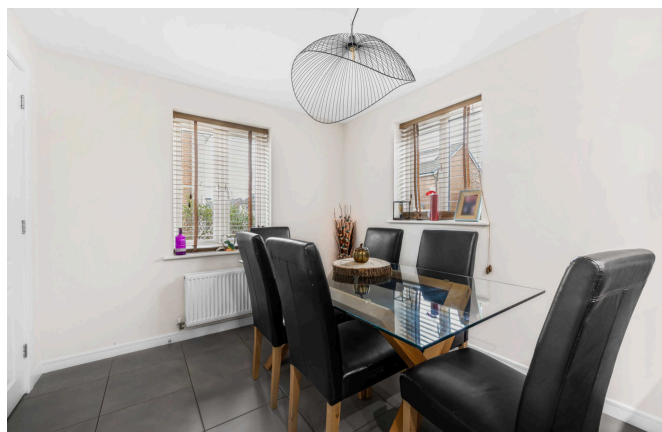


Textile Drive, Brockworth, Gloucester GL3 4WD



Semi-detached house • Three bedrooms • Kitchen/dining room • Bathroom, en suite and downstairs WC • Garage and parking • Fantastic location • EPC B

Textile Drive,

Brockworth, Gloucester GL3 4WD

Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Built by respected national developers, Bellway Homes, Cotswold Chase is a popular development with great access to open spaces on the outskirts of Gloucester and Brockworth.

This property offers well-presented and well-proportioned accommodation throughout and briefly comprises: a sitting room, kitchen/dining room, downstairs WC, three bedrooms, family bathroom and an en suite to the main bedroom.

Outside, there is off road parking, a single garage and an attractive, enclosed garden with side access.

Viewing is highly recommended!

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This

includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Brockworth is a very popular area on the outskirts of Gloucester area, largely established in the post war period and up to the 1970's, on the back of The Gloster Aircraft company which was a major employer in the pre and post war era and the runway saw the first test flight for Sir Frank Whittle and his turbo jet engine. Today the site has been redeveloped into a bustling business park and includes a major supermarket. There is also a traditional shopping area in Brockworth, sporting facilities, primary and secondary schools and nearby is the famous cheese rollers hill, a pagan festival on the last Monday in May, where the brave and the foolish chase a cheese round down a breathtakingly steep hill.

Directions

Leave our office on the Bath Road, heading away from the town centre. At the roundabout, bear right and proceed along the A46 Shurdington Road. After approximately 5 miles, at the second roundabout, turn right onto Ermin Street towards Brockworth. Take the second left into Green Street and turn right into Spinners Road. Textile Drive will be found on the right hand side.

What3Words: [///strumming.pies.excellent](#)

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. There is a service charge of £378 per annum





(payable half-yearly) for upkeep of the common areas of the estate.

Local Authority

Tewkesbury Borough Council

Council Tax Band C

Our reference

CHE/DH/KF/20012025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

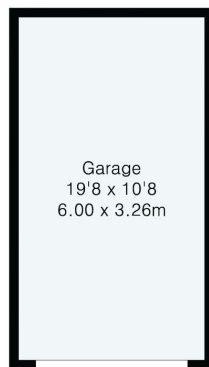


Approximate Gross Internal Area 1185 sq ft - 110 sq m

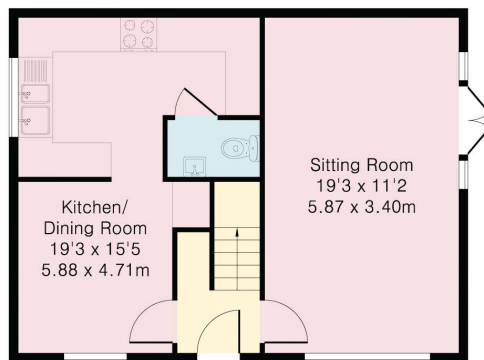
Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 487 sq ft – 45 sq m

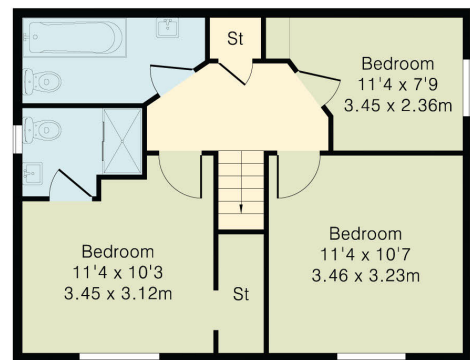
Garage Area 211 sq ft – 20 sq m



Garage



Ground Floor



First Floor

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

