

ESTATE AGENTS



# Farr & Farr

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**PRICE: £225,000**

**REF:H23887**

**7 BOWTHORPE DRIVE  
COOPERS EDGE  
BROCKWORTH  
GLOUCESTER  
GL3 4FS**



**A WELL MAINTAINED 3 BEDROOMED SEMI-DETACHED PROPERTY  
IN POPULAR COOPERS EDGE**

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## **7 BOWTHORPE DRIVE, BROCKWORTH, GLOUCESTER, GL3 4FS**

Offered for sale is this well presented semi-detached property on the outskirts of the Coopers Edge development. The property offers 3 bedrooms (with en-suite to master) and family bathroom on the first floor. The ground floor benefits from a light and airy lounge with dual aspect windows, a modern and generously sized kitchen / dining room overlooking the garden and downstairs cloakroom. Outside is an extremely private and low maintenance rear garden with the added benefit of facing south! The property has UPVC double glazing throughout and gas central heating as well a garage and off road parking.

The property is situated off Chestnut Road on the edge of the developments and is particularly well supplied with local amenities including a well respected school, supermarket, frequent bus services to the city centre and easy access to the M5 and M4 motorway

### **SEMI – DETACHED; THREE BEDROOMS (EN-SUITE TO MASTER); DUAL ASPECT LOUNGE; MODERN KITCHEN/DINER; FAMILY BATHROOM; DOUBLE GLAZING; GAS CENTRAL HEATING; GARAGE; DRIVEWAY; PRIVATE SOUTH FACING GARDEN**

#### **ENTRANCE:**

Covered porch entrance. UPVC double glazed door into entrance hall.

#### **ENTRANCE HALL:**

Radiator. Door to Lounge. Door to downstairs cloakroom. Fuse box. Stairs to first floor.

#### **DOWNSTAIRS CLOAKROOM:**

Vinyl floor. Radiator. Extractor fan. Low level WC. White sink with chrome taps.

#### **KITCHEN / DINER : 16'4 x 9'9**

Tiled flooring. Range of modern base and wall units. Laminate wood worktop. Tiled splashbacks. Ideal combination boiler. Integrated washing machine. Integrated dishwasher. Electric double oven. Gas hob with extractor over. One bowl stainless steel sink with chrome mixer tap. UPVC window to rear. Integrated fridge freezer. Radiator. Carpeted area with space for dining table. Large storage cupboard. French UPVC doors to garden.



**LOUNGE: 17'4 max x 12'10**

UPVC double glazed window to the front and side of the property. Radiator. TV point. Internet point. Door to kitchen / diner.



**FIRST FLOOR LANDING:**

Fitted carpets. Smoke alarm. Doors to B1, 2, 3 and family bathroom. Large storage cupboard

**BEDROOM 1: 14'6 x 9'9**

UPVC double glazed windows to front and side of property. Radiator. Fitted carpet. Access to loft space. Door to en-suite



**EN-SUITE**

Vinyl floor. Low level WC. White wash hand basin with chrome taps. Vanity mirror. Fully tiled. Shower enclosure with mains pressure shower. Heated towel rail. Extractor fan.

**BEDROOM 2: 13'4 (max) x 9'9**

UPVC double glazed window to the rear of the property. Radiator. Carpeted throughout.



**BEDROOM 3: 9'0 x 6'4**

UPVC double glazed window to the front of the property. Radiator. Carpeted throughout.



**FAMILY BATHROOM:**

UPVC double glazed window to front. Vinyl floor. Heated towel rail. White bathroom suite consisting of low-level WC, hand basin and paneled bath. Large storage cupboard



**REAR GARDEN**

Slabbed for ease of use. Outside tap. Outside plug. Archway to rear storage area with gate to driveway and garage. Enclosed by closed board fencing and high walling.



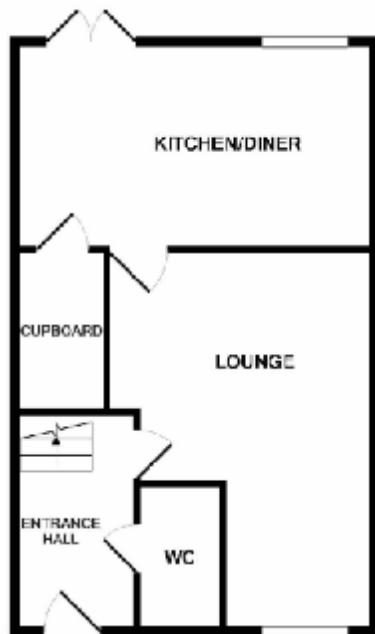
## GARAGE

Built garage in block of two. Up and over garage door. Driveway parking

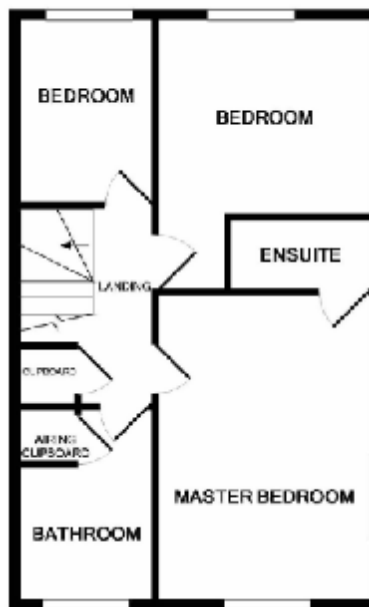
## ADDITIONAL PARKING

Unallocated parking is available at the front of the property for additional vehicles and visitors.

### VIEWING BY APPOINTMENT THROUGH THE AGENT ALL MEASUREMENTS ARE APPROXIMATE



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

