

ESTATE AGENTS



# Farr & Farr

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**PRICE: £259,950**

**REF: H24009**

**110 ABBOTSWOOD ROAD  
BROCKWORTH  
GLOUCESTER  
GL3 4FP**



**A WELL MAINTAINED 3 BEDROOMED LINK DETACHED HOUSE  
WITH PARKING FOR MULTIPLE VEHICLES ON THE POPULAR  
ABBOTSWOOD DEVELOPMENT**

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2a Worcester Street  
Gloucester GL1 3AA  
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✉ office@  
farr-farr.co.uk

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Gloucester GL3 3RT  
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125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farr-farr.co.uk

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Gloucester GL3 2ER  
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✉ churchdown@  
farr-farr.co.uk

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
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## **110 ABBOTSWOOD ROAD, BROCKWORTH GLOUCESTER, GL3 4FP**

This lovely, detached property has been well maintained by the present owners and offers spacious accommodation. On the ground floor there is an entrance hall, good sized sitting room with log burner, spacious kitchen / diner and a utility room leading to a downstairs cloakroom with the added benefit of a shower. Upstairs are three good bedrooms and family bathroom. To the front of the property there is an extremely large driveway providing off road parking for multiple vehicles/motorhomes and a garage with timber doors. The rear garden is mature and offers a great deal of privacy.

Situated on the popular Abbotswood Estate. Excellent local schools such as Castle Hill Primary School, good shops and a very frequent bus service to both Cheltenham and Gloucester are all within walking distance and access to Cheltenham and the M5 is only a short drive away.

**3 BEDROOMS; FAMILY BATHROOM; SITTING ROOM; SPACIOUS KITCHEN / DINER; UTILITY ROOM; CLOAKROOM/SHOWER ROOM; UPVC DOUBLE GLAZING; GCH; GARAGE; OFF ROAD PARKING FOR MULTIPLE VEHICLES; PRIVATE REAR GARDEN.**

### **ENTRANCE HALLWAY**

Entrance via UPVC double glazed door. Laminate flooring. Stairs to first floor. Radiator. Fitted carpet. Telephone point. Door to:

### **SITTING ROOM: 16'2 x 11'7**

UPVC double glazed bay window to front. Feature fireplace with log burning fire. Laminate flooring. Radiator. TV point. Wooden glazed doors to:



**KITCHEN/DINER: 14'8 x 11'10**

Inset one and a half bowl ceramic sink with drainer and chrome mixer tap. Range of wall and base units with worktop over. Space for rangemaster cooker with extractor chimney over. Space for freestanding fridge freezer. Space for dining table and chairs. Tiled flooring. UPVC double glazed window to rear. UPVC double glazed French doors to garden. Wall mounted boiler. Door to utility room



**UTILITY ROOM:**

Stainless sink and drainer with chrome mixer tap. Worktop workspace. Plumbing for washing machine and space for tumble dryer. Plumbing for dishwasher. Tiled flooring. Door to garage. UPVC double glazed door to rear garden. Door to garage. Door to downstairs shower room.



**SHOWER ROOM:**

White suite comprising of walk in shower enclosure with Mira power shower, pedestal wash hand basin and low-level WC. Skylight. Heated towel radiator. Part tiled walls. Tiled floor.

**FIRST FLOOR LANDING:**

Access to loft. Airing cupboard. Doors to all rooms.

**BEDROOM 1: 14'8 x 9'0**

UPVC double glazed windows to front.  
Fitted wardrobe. Fitted carpet. Radiator.



**BEDROOM 2: 12'0 x 7'10**

UPVC double glazed window to rear.  
Radiator. Fitted carpet. Sliding wardrobes.



**BEDROOM 3: 9'2 x 6'9**

UPVC double glazed window to rear. Fitted  
wardrobe. Radiator. Fitted carpet.



**BATHROOM:**

White suite comprising of 'P' shaped panelled bath with mains powered shower, pedestal wash hand basin and low-level WC. UPVC double glazed frosted window to side. Part tiled walls. Vinyl floor. Towel rail.



**EXTERIOR**

**FRONT GARDENS:**

Large driveway giving access to multiple vehicles and motorhome. Access to garage.

**GARAGE:**

Wooden double doors. Large lockable storage cupboard. Access to utility room. Light and power.

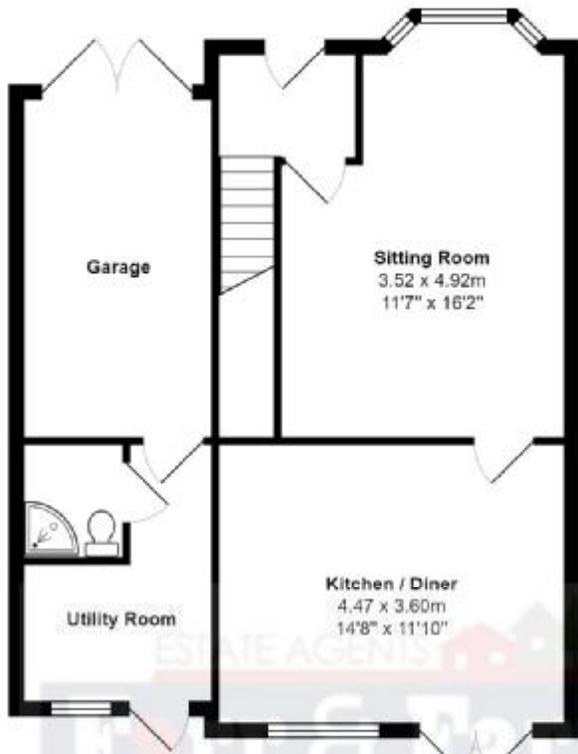
**REAR GARDENS:**

Mostly laid to lawn. Private and mature. Range of well established shrubs and flower beds. Patio area laid to slate. Outside tap. Enclosed by close board fencing. Rear gate.

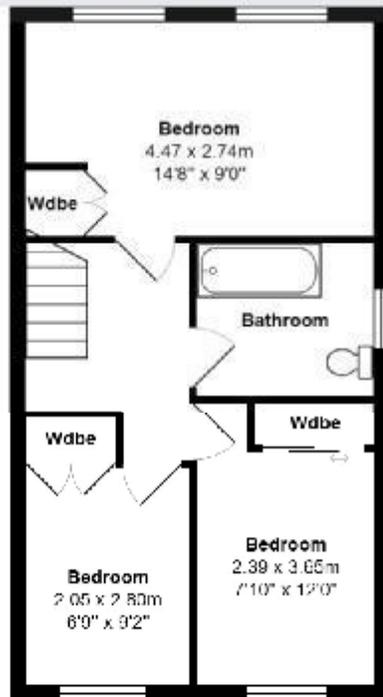


**NOTE: ALL MEASUREMENTS ARE APPROXIMATE**

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



**110 Abbotswood Road, Gloucester. GL3 4PF**

Approx Total Area: 96.1 m<sup>2</sup> ... 1034 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://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.