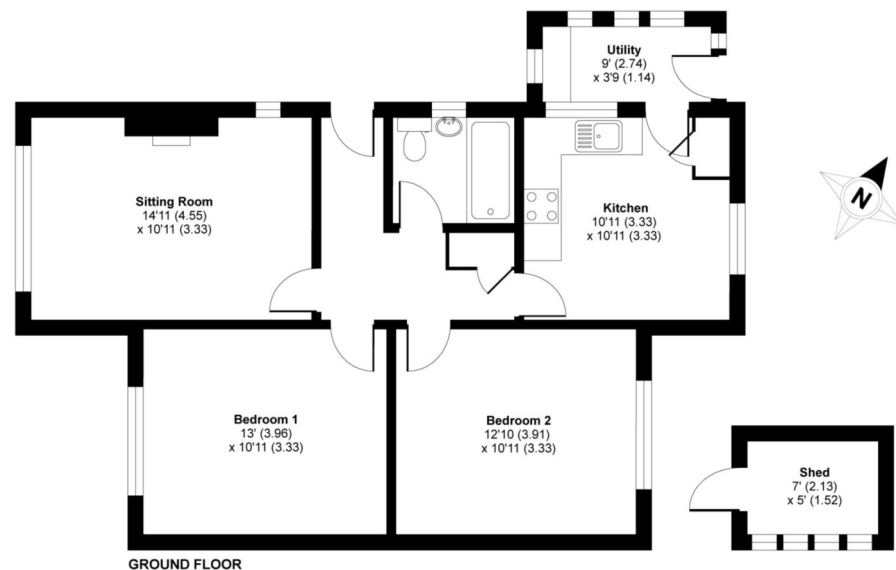


## Hickley Gardens, Brockworth, Gloucester, GL3

APPROX. GROSS INTERNAL FLOOR AREA 749 SQ FT 69.5 SQ METRES (EXCLUDES SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**Disclaimer:** These particulars should not be relied upon as fact and are not an offer or contract. The seller does not make, nor do we give any warranty. All information should be verified, no survey has been done or testing completed.

## 22 Hickley Gardens Brockworth GL3 4QS



Recently renovated bungalow | Two double bedrooms | Spacious dual aspect sitting room  
Recently replaced fitted kitchen | No onward chain | EPC E

**£230,000**

**Perry Bishop**  
and Chambers

the agent who keeps you informed

## 22 Hickley Gardens

Brockworth GL3 4QS



2 Bedrooms



1 Bathroom



1 Reception

This is a recently renovated and spacious two bedroom semi-detached bungalow located in a quiet no through road close to good local amenities.

Offering well-proportioned accommodation, which has been extensively modernised to create a beautifully presented low maintenance home, in brief comprises an entrance hall with cloaks cupboard, a good sized dual aspect 14'11 x 10'11 sitting room with feature fireplace, two double bedrooms, a newly fitted bathroom with shower over the bath, a recently replaced fitted kitchen breakfast room with built in electric oven and hob and an adjacent utility room with plumbing for a washing machine.

Additional benefits of this property include a good sized front and rear garden, driveway providing off road parking, gas fired central heating and double glazing.

### Directions

From Cheltenham, pass our offices and the shopping area in Bath Road, Leckhampton, turning right at the island onto Shurdington Road. Continue for a couple of miles, crossing two islands and then look for the right hand filter into Mill Lane. Continue until you reach the T-junction for Vicarage Lane and turn right, take another right onto Hurcombe Way and a final left hand turn into Hickley Gardens.

### Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. The above should be verified by your Solicitor or Surveyor.

In accordance with the Estate Agents Act 1979 it should be noted that an employee of Perry Bishop and Chambers is selling this property.

