

2VTE2

A 1930's two bedroom end-terrace with good links to both Gloucester and Cheltenham, as well as the M5 J11a, and within a short walking distance of local amenities.

The property benefits from gas central heating (new Worcester boiler) and uPVC double glazed windows and comprises hallway, living room, kitchen, one single & one double bedroom, shower room, approx. 130ft garden & garage.

Available with no onward chain.

**34 Boverton Drive, Brockworth,
Gloucester. GL3 4DB.**



Guide Price: £225,000

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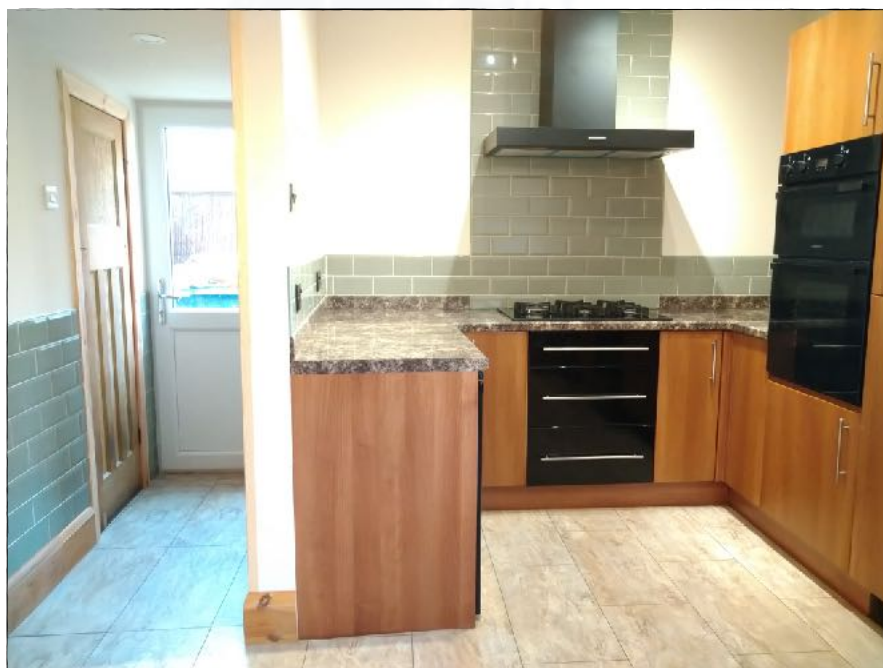
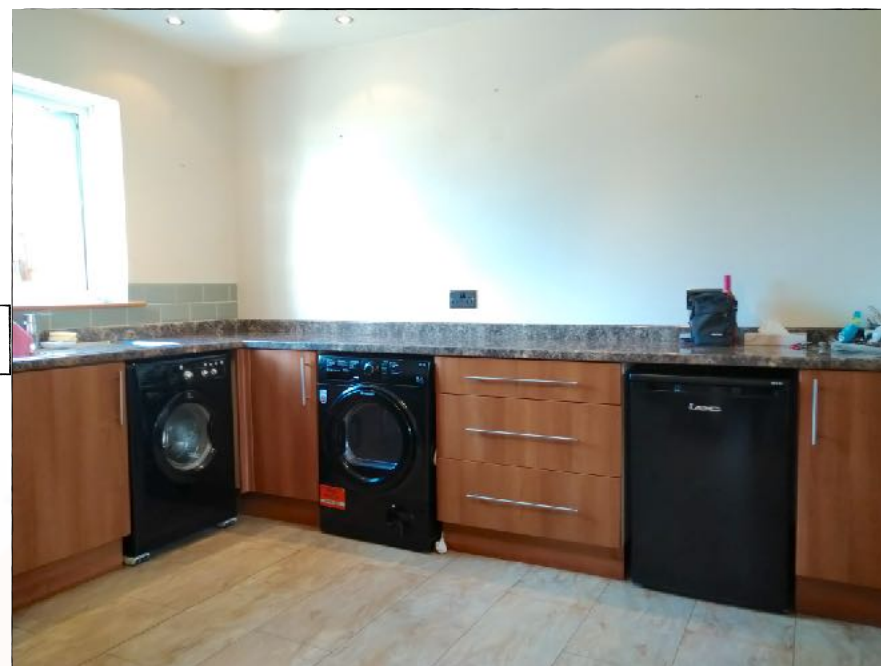


Living Room





Kitchen



Kitchen



Bedroom
One



Bedroom
One



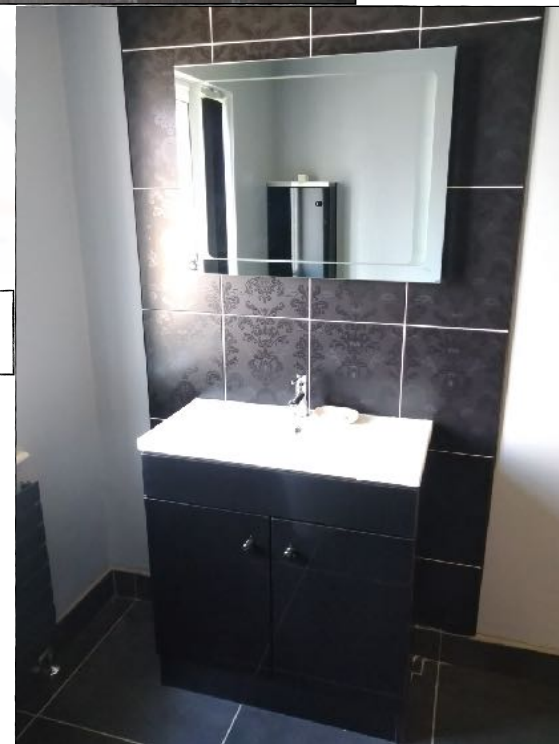
Bedroom
Two



Bathroom



Bathroom





Rear Garden





Not to scale. This floor plan is intended to give a general indication of the layout only.

Dimensions (max. width x depth):

Living Room: 3.68m x 3.44m
Bedroom One: 4.54m x 3.36m
Bathroom: 2.33m x 2.50m

Kitchen: 4.51m x 3.40m
Bedroom Two: 2.09m x 3.39m

Tenure: Freehold.

Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

Tel: 01242 521129

Email: property@youngandgilling.com

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Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, whether given in metric or imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti - Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) - Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.