



**48 Brookfield Road, Gloucester, GL3 3HG**

**Asking Price £325,000**

This three-bedroom family home is ideally situated in a popular residential area of Hucclecote, within walking distance of the highly regarded Dinglewell Primary School, making it a perfect choice for families.

Offered to the market with no onward chain, the property presents an excellent opportunity for buyers looking to put their own stamp on a home with great potential. The accommodation is well-proportioned throughout and offers a solid foundation for modernisation or improvement, if desired.

Externally, the property truly stands out with a large and fairly private rear garden—ideal for families, entertaining, or those who simply enjoy outdoor space. To the front, a generous driveway provides ample off-road parking for multiple vehicles.

This is a fantastic opportunity to secure a well-located family home with scope to add value in a sought-after area.

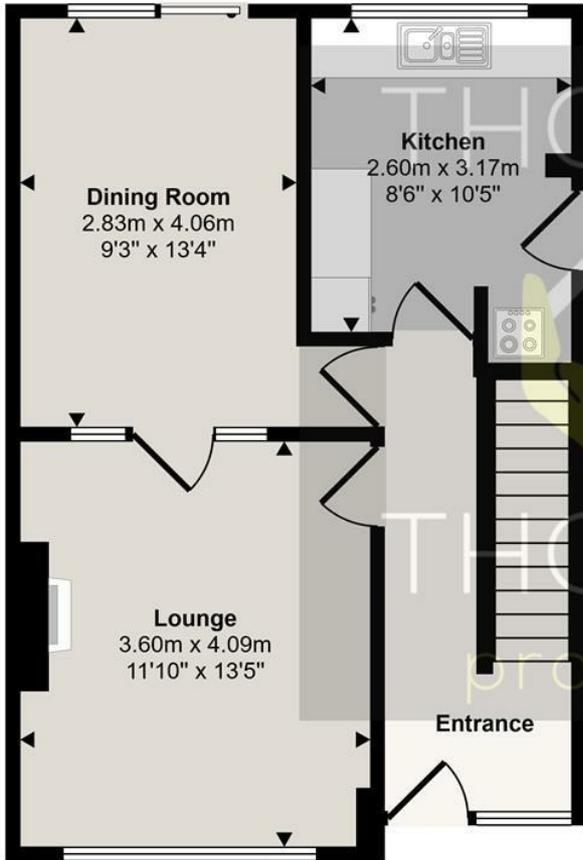
- Three bedrooms
- Ample driveway parking
- Walking distance to Dinglewell primary school
  - Chain free
- Generous rear garden
  - Semi detached



PROTECTED

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Approx Gross Internal Area  
92 sq m / 993 sq ft



Ground Floor  
Approx 46 sq m / 496 sq ft

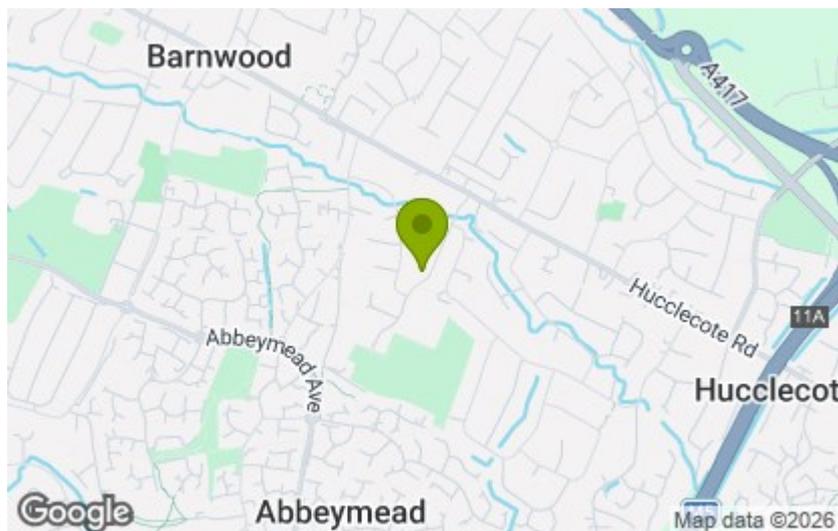


First Floor  
Approx 46 sq m / 498 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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