



16 Blackbird Avenue

Innsworth, Gloucester, GL3 1BH

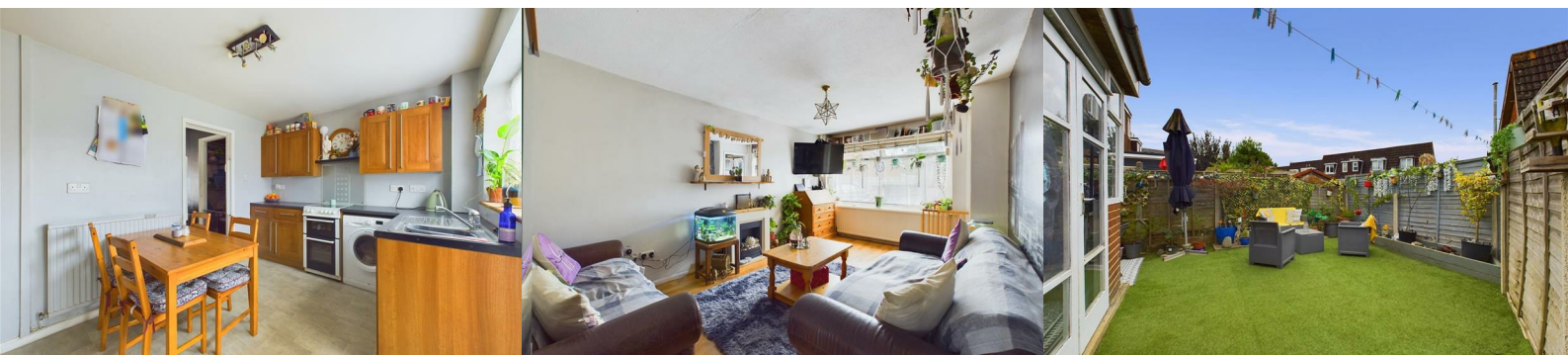
£199,950



We are delighted to welcome to the open market this two-bedroom end terrace home, located in a sought-after residential area. This property is perfectly suited for first time buyers in our opinion & early viewing is strongly advised.

In terms of living accommodation, on the ground floor we have: Entrance hallway, lounge, kitchen/diner & conservatory. On the first floor are the two bedrooms & bathroom.

Outside we have a wrap around garden with garage & driveway directly to the front.



Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, door leading to hallway.

Hallway

Accessed via door, stairs leading to first floor, door to:

Lounge 16'6 x 10'1 (5.03m x 3.07m)

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, storage space, door through to:

Kitchen 13'4 x 8'11 (4.06m x 2.72m)

Double glazed door to rear, two double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, power points, radiator.

Conservatory 7'10 x 7'4 (2.39m x 2.24m)

Glazed door to rear, windows to both side & rear,

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1 12'7 x 11'0 (3.84m x 3.35m)

Upvc double glazed windows to front, radiator, power points, laminate flooring.

Bedroom 2 11'1 x 7'11 (3.38m x 2.41m)

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to artificial lawn, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band B

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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