



## 13 Tweenbrook Avenue

Linden, Gloucester, GL1 5JY

**Offers in excess of £290,000**



We are delighted to welcome to the open market this spacious and character-filled semi-detached family home in the highly sought-after area of Linden. Offering generous living space across both floors, this property is perfect for families looking for a home with charm and potential.

Internal living accommodation comprises of: Entrance hallway, three reception rooms, ground floor shower room. Upstairs are three bedrooms & bathroom.

Externally to the rear we have a large rear garden with summer house.





**Entrance Hallway 14'9 x 3'1 (4.50m x 0.94m)**

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage, doors to lounge & second sitting room.

**Lounge 10'9 x 10'6 (3.28m x 3.20m)**

Upvc double glazed bay window to front, television point, radiator, power points.

**Second Sitting Room 13'11 x 10'11 (4.24m x 3.33m)**

Upvc double glazed window to rear, radiator, power points. Door through to:

**Dining Area 8'8 x 7'7 (2.64m x 2.31m)**

Upvc double glazed window to side, radiator, power points, door through to:

**Kitchen 19'2 x 8'2 ( max) (5.84m x 2.49m ( max))**

Two Upvc double glazed windows to side, Upvc double glazed door to side, eye & base level units with roll edge work tops, cooker point, sink/drainage, space for appliances, two radiators, power points. door to:

**Rear Lobby 2'7 x 2'6 (0.79m x 0.76m)**

Storage cupboard, door to:

**Ground Floor Shower Room 10'5 x 6'4 (3.18m x 1.93m)**

Upvc frosted double glazed windows to side & rear, walk in shower, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

**First Floor Landing 16'5 x 2'11 (5.00m x 0.89m)**

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

**Bedroom 1 14'0 x 10'9 (4.27m x 3.28m)**

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

**Bedroom 2 10'9 x 10'11 (3.28m x 3.33m)**

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

**Bedroom 3 8'8 x 8'4 (2.64m x 2.54m)**

Upvc double glazed windows to side, wall mounted combination boiler, radiator.

**Bathroom 8'9 x 7'1 (2.67m x 2.16m)**

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

**Rear Garden**

A fantastic size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access. Summer house.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council Band - 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) <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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