



13 Ryder Row

Innsworth, Gloucester, GL3 1HH

Offers in excess of £230,000



Murdock & Wasley Estate Agents are delighted to bring to the market this two double bedroom terraced home, combining generous living space with everyday practicality, situated within a quiet residential area.

The property has been thoughtfully maintained and offers well-proportioned accommodation throughout, including a spacious lounge/diner, separate study, and two generous double bedrooms. Outside, the home boasts a south-facing garden and allocated off-road parking.

Ideally located close to local amenities, highly regarded schools, and excellent transport links, this fantastic home offers comfort, convenience, and a wonderful opportunity to settle in a well-connected and welcoming community.



Entrance Hall

Access via double glazed door, power points, telephone, stairs to first floor landing, under stairs storage cupboards, space for tumbler drier. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for cooker, washing machine and fridge/ freezer. Partly tiled walls, front aspect upvc double glazed window.

Lounge/ Diner

Tv point, power points, telephone point, two radiators, space for dining table, coving, rear aspect upvc double glazed windows and door leading to the garden.

Landing

Door to airing cupboard housing the Worcester gas fire combination boiler, access to loft space. Doors lead off:

Bedroom One

Tv point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Study

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Radiator, front aspect upvc double glazed windows.

Outside

This delightful rear garden has been thoughtfully landscaped to offer

a low-maintenance yet highly functional outdoor space, ideal for both relaxing and entertaining. The combination of attractive paved patios and a neat artificial lawn creates a clean and modern finish, while also ensuring year-round usability.

A built-in wooden bench provides practical seating for guests, perfectly positioned to enjoy the sunshine whilst the timber shed at the rear offers excellent storage for gardening tools or outdoor equipment, and the surrounding fencing ensures both privacy and security.

An allocated off-road parking space provides added convenience, ensuring hassle-free parking right on your doorstep.

Tenure & Charges

Freehold

There is an estate charge of £43.58pcm for the upkeep of the surrounding areas.

Local Authority

Tewkesbury Borough Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

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		
(81-91) B		
(69-80) C		
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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