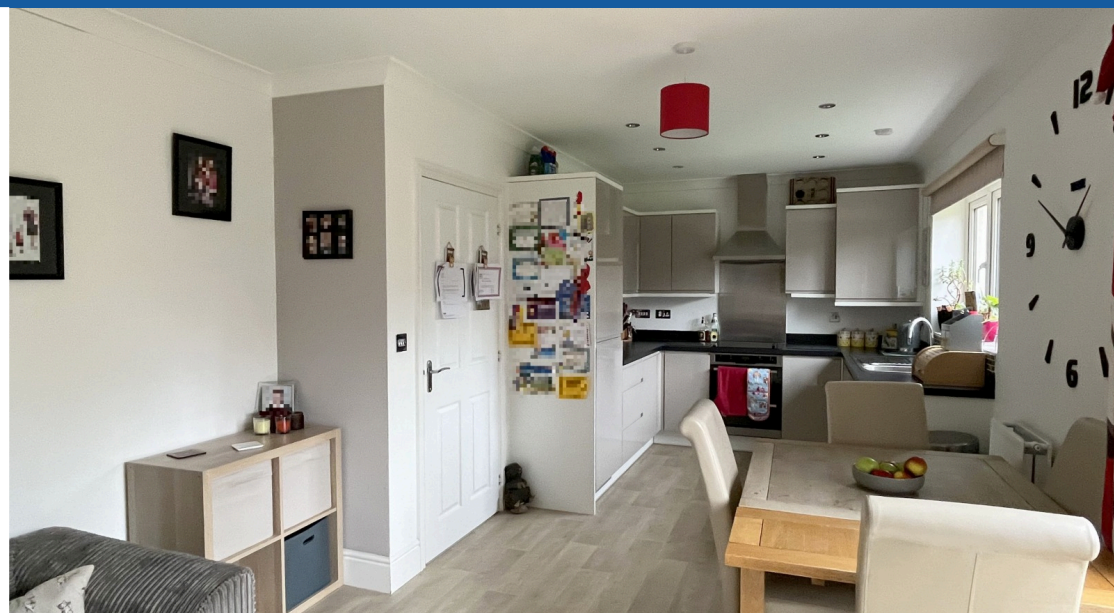




 4
Bedrooms

 2
Bathrooms



- Detached Home
- Lounge
- Study
- Kitchen/Breakfast Room
- Downstairs WC
- Four Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- UPVC Double Glazing
- LPG Central Heating
- Detached Garage
- Off Road Parking
- Rear Garden

Wilkinson SLM are delighted to offer for sale a well presented detached home located in the popular village of Twyning.

From the entrance hall a doors to the left lead to study (currently used as a bedroom) and downstairs WC and a door to the right leads to the lounge room with a lovely bay window to the front. At the end of the hallway a door opens to the kitchen/breakfast room which includes built in electric oven and gas hob and integrated fridge freezer, dishwasher and washing machine. This fabulous space offers great family gathering and has double doors that open to the rear garden. On the first floor are four double bedrooms and a family bathroom with bedroom one having the added benefit of a built in sliding wardrobe across one wall and an en-suite shower room. There is also a good size storage cupboard off the landing. Langley Grove is complemented by UPVC double glazing, LPG central heating, detached garage, ample off road parking and a low maintenance rear garden. The garden has a patio seating area with the remainder laid to artificial grass and various raised shrub borders.

Freehold.

Council Tax Band E.

EPC Rating C.

Service charge approximately £300 per year.

Lounge 14' 5" x 10' 6" (4.39m x 3.20m)

Study 9' 6" x 8' 2" (2.90m x 2.49m)

Kitchen/Breakfast Room 11' 0" x 22' 10" (3.35m x 6.96m)
maximum measurements

Bedroom One 9' 8" x 11' 4" (2.95m x 3.45m)

Bedroom Two 9' 1" x 11' 3" (2.77m x 3.43m)
maximum measurements

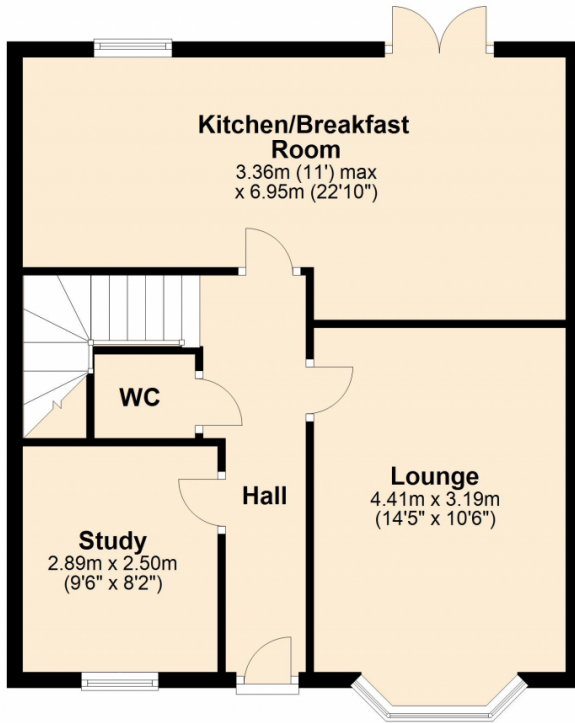
Bedroom Three 9' 8" x 9' 1" (2.95m x 2.77m)

Bedroom Four 6' 11" x 11' 4" (2.11m x 3.45m)

Bathroom 5' 7" x 7' 3" (1.70m x 2.21m)

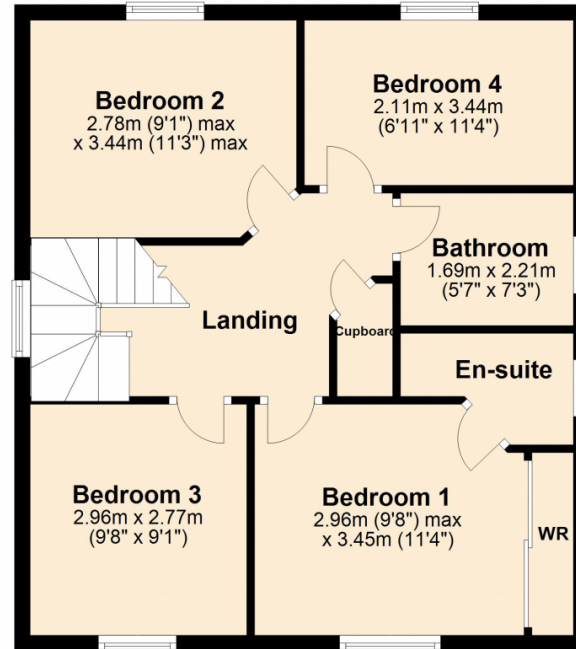
Ground Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 109.6 sq. metres (1180.0 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Langley Grove, Twyning, Tewkesbury, GL20

