



**Shearwater Grove, Innsworth GL3 1DA**  
**£270,000**



# Shearwater Grove, Innsworth GL3 1DA

• No onward chain • Three bedroom semi-detached family home • In need of modernisation throughout with potential to extend • Spacious living accommodation with conservatory to the rear • Enclosed rear garden • Single garage & driveway for two vehicles • Potential rental income of £1,250 pcm • EPC rating TBC • Tewkesbury Borough Council - Tax Band C (£1,846.32 per annum)



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## Entrance Hallway

Porch steps through to the hallway providing access to the living room, kitchen and stairwell leading to the first floor.

## Living Room

Spacious living with window overlooking the front aspect and window overlooking the conservatory.

## Kitchen

Galley style kitchen provides ample worktop and storage space with window overlooking the side aspect. Plumbing for an automatic washing machine is provided alongside space for further free standing appliances. Access is provided to the conservatory to the rear.

## Conservatory

Spacious conservatory provides additional living space whilst overlooking the rear garden. Double doors provide access to the garden itself.

## Landing

Spacious landing area provides access to all three bedrooms, shower room and to the loft above. Window overlooks the side aspect of the property.

## Bedroom One

Double bedroom with window overlooking the front aspect.

## Bedroom Two

Double bedroom with window overlooking the rear aspect.

## Bedroom Three

Bedroom with window overlooking the front aspect.

## Shower Room

White suite shower room with walk-in shower cubicle, w.c, wash hand basin and window with frosted glass overlooking the side aspect.

## Outside

The rear garden is enclosed with fenced borders whilst trees and hedgerows help to create a private setting. Patio leads to a low maintenance astro turfed area with pathway leading through the centre. Door provides access to the rear of the single garage attached to the side of the property. Up and over door to the front provides vehicular access to the garage itself. Driveway to the front of the garage provides off-road parking for two vehicles whilst the patio area can be converted to provide additional off-road parking if required.

## Location

A lively community popular with first time buyers and families Innsworth provide ample amenities to include the community centre, local shop, take-aways, infants and junior schooling alongside good public transports links being on the bus route to both Cheltenham, Gloucester and Tewkesbury. The area has plenty of green space nearby, including a children's playground at the end of Luke Lane ideal for young families.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band C (£1,846.32 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

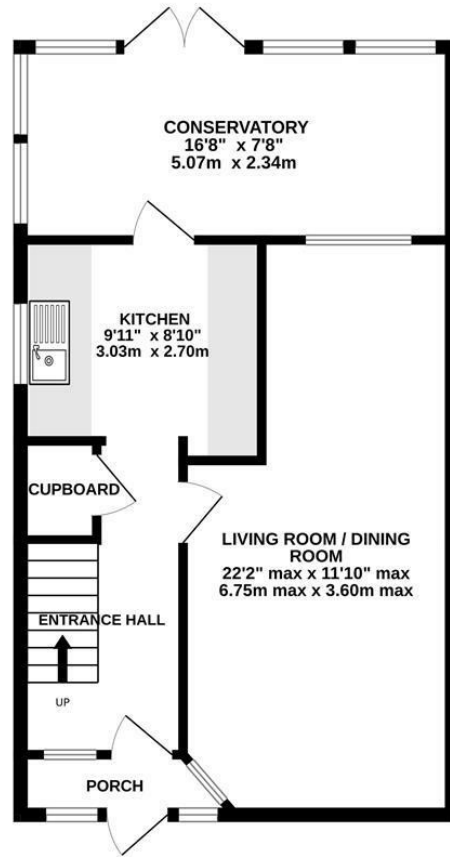
Heating: Gas central heating.

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

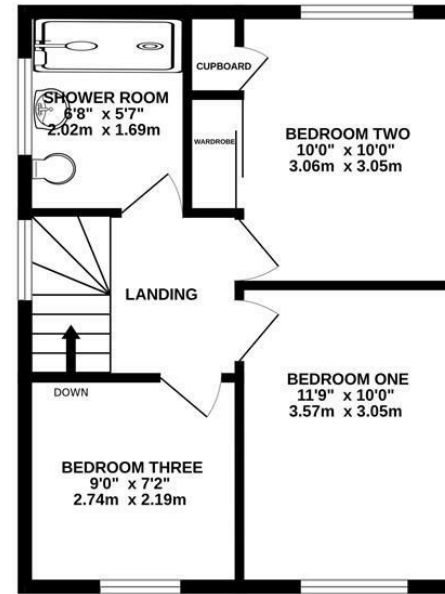
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	<b>A</b>		
161-191	<b>B</b>		
129-160	<b>C</b>		
105-128	<b>D</b>		
81-104	<b>E</b>		
61-80	<b>F</b>		
31-60	<b>G</b>		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



