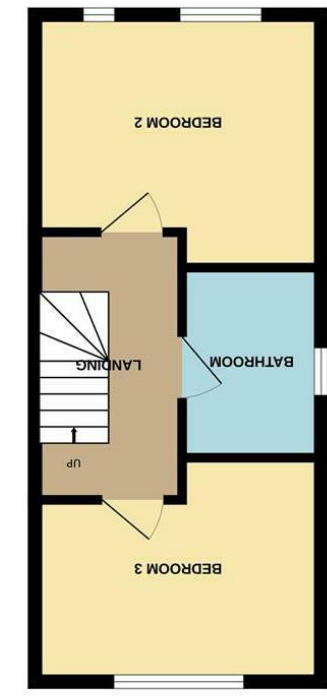




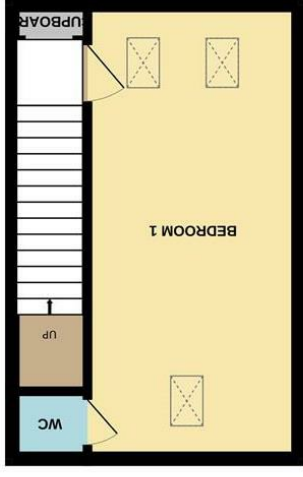
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Energy Efficiency Rating: 84</p> <p>Energy Efficiency Rating Legend:</p> <ul style="list-style-type: none"> A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20 	<p>Environmental Impact (CO₂) Rating: 95</p> <p>Environmental Impact (CO₂) Rating Legend:</p> <ul style="list-style-type: none"> A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70 H: 71-80 I: 81-90 J: 91-100

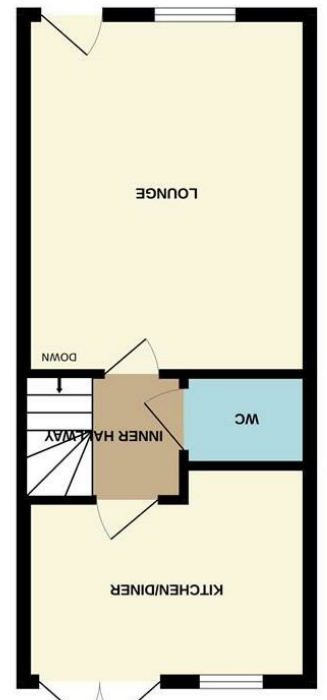
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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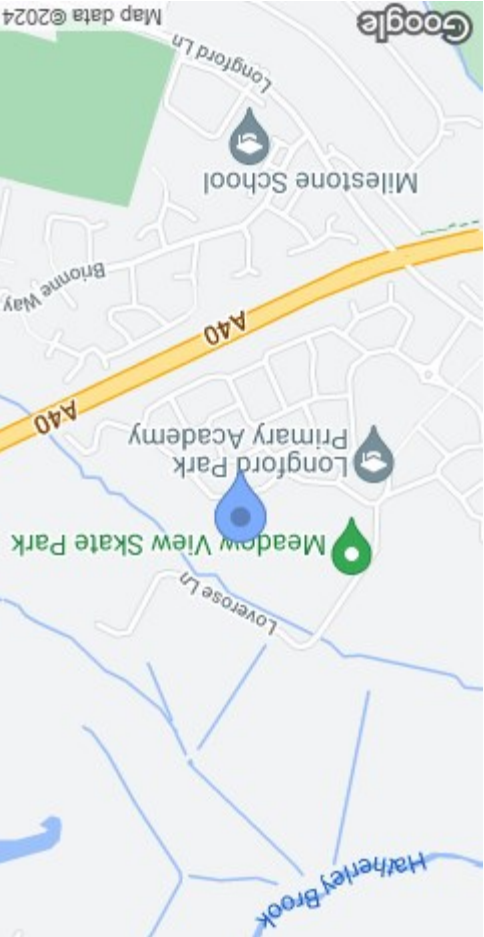
1ST FLOOR
317 sq. ft. (29.4 sq. m.) approx.



2ND FLOOR
219 sq. ft. (20.0 sq. m.) approx.



GROUND FLOOR
317 sq. ft. (29.4 sq. m.) approx.



3 Twigworth Way
Longford, Gloucester GL2 9FZ

£275,000

Three double bedroom three storey house built in 2018 with a 14ft lounge, a fitted kitchen/diner with French doors onto the patio and a larger than average plot.

Accommodation comprises lounge, inner hallway, cloakroom, fitted kitchen/diner, bedroom two, bedroom three, bathroom with a white suite and bedroom one with a wc.

Outside you have a tarmac driveway providing off road parking and a larger than average rear garden with a lawn, patio and a wooden built shed.

The Village of Longford is primarily a residential area that offers a full range of house styles, situated within two miles of Gloucester city centre and falls within the jurisdiction of the Borough of Tewkesbury. Its home to Oxstalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxstalls Sport Park, Plock Court is the venue for the famous Sportbeat Music Festival, a two-day outdoor music and sports festival that is locally well received. Our successful Gallagher Premiership Gloucester Rugby team (Cherry & Whites) play down the road so any season ticket holder can walk to & from the game.



Double glazed front door leads into:

LOUNGE

14'7 x 11'8 max (4.45m x 3.56m max)

Double radiator, tv point, upvc double glazed window to front elevation.

INNER HALLWAY

Stairs leading off.

CLOAKROOM

Low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, extractor fan.

KITCHEN/DINER

11'8 x 8'6 max (3.56m x 2.59m max)

Base and wall mounted units, laminated worktops and splashback, single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, space for table and chairs, upvc double glazed window and matching French doors to rear elevation onto the patio.

From the inner hallway stairs lead to the first floor.

LANDING

Single radiator, stairs leading off.

BEDROOM 2

11'9 x 10'4 max (3.58m x 3.15m max)

Single radiator, two upvc double glazed windows to front elevation overlooking the surrounding area.

BEDROOM 3

12'1 x 9' max (3.68m x 2.74m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin partially tiled walls, extractor fan, radiator, upvc double glazed window to side elevation.

From the landing stairs lead to the second floor.

LANDING

Built in storage cupboard.

BEDROOM 1

18'4 x 8'5 (5.59m x 2.57m)

Single radiator, access to loft space, three Velux roof lights and a cloakroom with a wc and a wash hand basin with a mixer tap.

OUTSIDE

To the front there is a paved pathway leading to the front door. To the side there is a tarmac driveway providing off road parking for two vehicles.

A wooden built gate leads through to the rear garden which is mainly laid to lawn with a paved patio and a wooden built storage shed all surrounded by fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

MAINTENANCE CHARGES

Currently £96.00 Per Annum.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Longford Lane turn left onto Wintergate Road left again onto Charlston Close then right onto Saintbridge Road, slight left continuing along here turning right onto Meadow Lane, right onto Hawfinch Road then left into Twigworth Way where the property can be located.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

