Murdock & Wasley
ESTATE AGENTS



14 Twigworth Way

Longford, Gloucester, GL2 9FZ

£315,000

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We are delighted to welcome to the open market this well-presented and versatile semi-detached family home, arranged over three floors and occupying a sought-after position towards the end of a popular residential estate.
The property is ideally located within walking distance of a fantastic range of local amenities, making it an excellent choice for families and buyers seeking convenience alongside spacious accommodation.
Internally, the property briefly comprises an entrance hallway, cloakroom, spacious lounge/diner and kitchen. Arranged over the upper floors are three generous double bedrooms, with the principal bedroom benefiting from an en-suite, together with the main family bathroom.
Externally, the property enjoys an enclosed rear garden, while a driveway situated directly alongside the house provides valuable off-road parking.







Entrance Hallway
Accessed via Upvc double glazed front door, fuse panel, radiator, door through too:

Lounge/Diner
Upvc double glazed windows to front, television point, radiator, power points, under stairs storage cupboard.

Inner Hallway
Stairs leading to first floor, power points, doors to cloakroom & kitchen.

Cloakroom
Low level wc & pedestal wash hand basin, radiator.

Kitchen
Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops. sink/drainer, electric oven with separate induction hob & hood, space for further appliances, cupboard housing combination boiler, power points, radiator.

First Floor Landing
Radiator, stairs leading to second floor landing, power point. Doors to bedrooms 2,3 & bathroom.

Bedroom 2
Two Upvc double glazed windows to front, radiator, power points.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points.

Bathroom
Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, heated towel rail.

Second Floor Landing
Storage cupboard, door through too:

Bedroom 1
Upvc double glazed windows to front, radiator, power points, access to loft via hatch. Door too:

En-Suite Bathroom
Velux window to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, radiator.

Rear Garden
An enclosed area which is partly laid to paving, partly laid to artificial lawn & a raised decking area. Shed & gated side access.

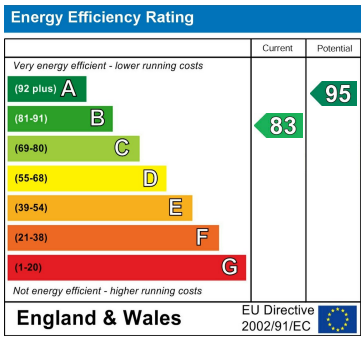
Tenure
Freehold. Please note there is an annual service charge of £108.

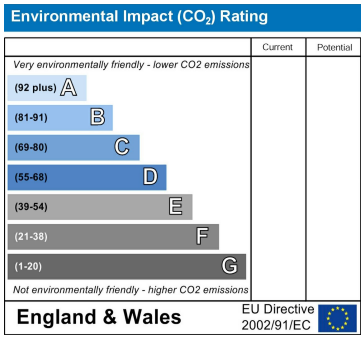
Services
Mains water, gas, electricity & drainage.

Local Authority
Tewkesbury Borough Council- Band D

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.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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