



2 Halfren Drive

Twigworth, Gloucester, GL2 9GU

£350,000



Murdock and Wasley are delighted to bring to market this immaculately presented three-bedroom semi detached family home, situated on the edge of the highly sought-after Twigworth Green Development.

Built in 2022, the property still benefits from a 6-year NHBC warranty and offers stylish, modern living throughout.

Externally, the home boasts a low maintenance, landscaped rear garden, ideal for entertaining or relaxing. A driveway provides off-road parking and leads to a detached garage.



Entrance Hall

Approached via double glazed composite front door, radiator, stairs leading to first floor, doors leading to:

WC

Low level, pedestal wash hand basin, radiator.

Kitchen Diner

Range of base, wall and drawer mounted units, one and a half bowl sink unit with drainer and mixer tap over. Appliance points, power points, four ring gas hob with extractor hood over, integral oven and dishwasher, radiators, double aspect upvc double glazed windows with front and side aspects. Space for dining table, door leads to:

Utility

Base level units with roll edge work tops, sink unit with drainer and mixer tap above, plumbing for washing machine, power points, radiator.

Lounge

Power points, TV point, radiator, built in under stairs storage cupboard, air condition unit, front aspect upvc double glazed window, upvc french doors leading to garden.

Bedroom One

Power points, TV point, radiator, Ceiling fan, space for dressing room, double aspect upvc window with side and front aspect.

En Suite

Suite comprising low level wc, double step in cubicle with shower off mains over, pedestal wash hand basin with mixer tap over, heated towel rail, partly tiled walls.

Bedroom Two

Power points, TV point, radiator, double aspect upvc windows with front and side aspect.

Bedroom Three

Power points, TV point, radiator, side aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with mixer tap and shower off mains over, low level WC, pedestal wash hand basin with mixer tap over, radiator, side aspect upvc double glazed window.

Outside

To the front there is a pathway leading to the front door with mature shrubs and bushes either side.

To the side there is a landscaped, stylish, low maintenance garden, perfect for entertaining and everyday enjoyment, the patio provides an ideal seating and dining area, beyond the patio the garden is attractively arranged and neatly designed lawn sections, bordered with decorative stone and raised planters, giving a clean contemporary finish.

The patio leads to a wooden gate which provides access to the driveway and garage.

Garage

Accessed via up and over door, power and lighting.

Services

Mains water, gas, electricity and drainage.

Tenure and Charges

Freehold

Estate charge Circa £250 PA.

Local Authority

Tewkesbury Borough Council:

Council Tax Band D.

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			95
(81-91) B		84	
(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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