



R B WALTERS
ESTATE AGENTS



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*Barley Drive, Twigworth, Gloucester,
Gloucestershire, GL2 9LE.*

£250,000

Tucked away with no passing traffic and with a rear garden that has total privacy this property built by Bloor Homes benefits from two allocated parking spaces.

This modern home was built in 2022 and has 6 years remaining on the NHBC guarantee. An ideal first time buy or investment purchase the property is well presented throughout and has a living room, kitchen/breakfast room, utility room and cloakroom on the ground floor and then upstairs there are two double bedrooms and a bathroom. The parking spaces are adjacent to each other and directly in front of the property and the rear garden which is enclosed and has low level housing behind enjoys excellent privacy with separate gated access.

Twigworth is ideally located to provide good access to Gloucester and Cheltenham where you will find main line rail links to London Paddington and the major hospitals. The M5 is about two miles distant and schools for all ages at Twigworth, Longlevens, Gloucester and Churchdown are within easy reach. A small parade of shops provides convenience for daily needs within a minutes walk.

Estate Fees

An annual service charge of £210 is payable to Gateway Property Management for the upkeep of the communal areas within the development.

Entrance Hall

5' 1" x 3' 4" (1.55m x 1.02m)

Living Room

13' 6" x 10' 3" (4.11m x 3.12m)

Kitchen/Breakfast Room

10' 1" x 9' 9" (3.07m x 2.97m)

Utility Room

5' 6" x 3' 4" (1.68m x 1.02m)

Cloakroom

4' 9" x 3' 5" (1.45m x 1.04m)

First Floor Landing

Bedroom

13' 9" x 9' 4" (4.19m x 2.84m)

Bedroom

10' 3" x 8' 1" (3.12m x 2.46m)





Bathroom

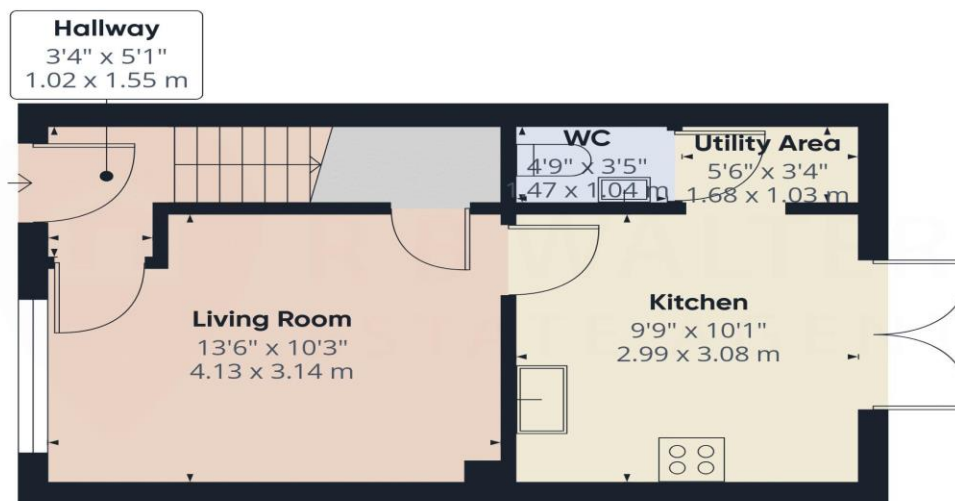
7' 1" x 5' 6" (2.16m x 1.68m)

Outside

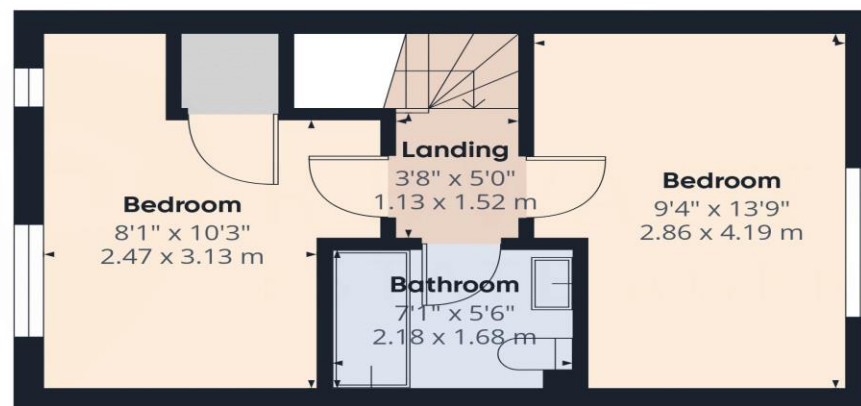
Rear Garden

Allocated Parking for 2 Cars





Ground Floor



Floor 1



Approximate total area^m

610 ft²

56.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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