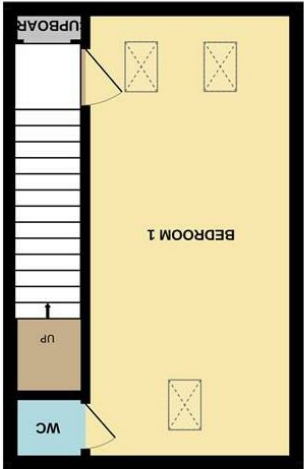
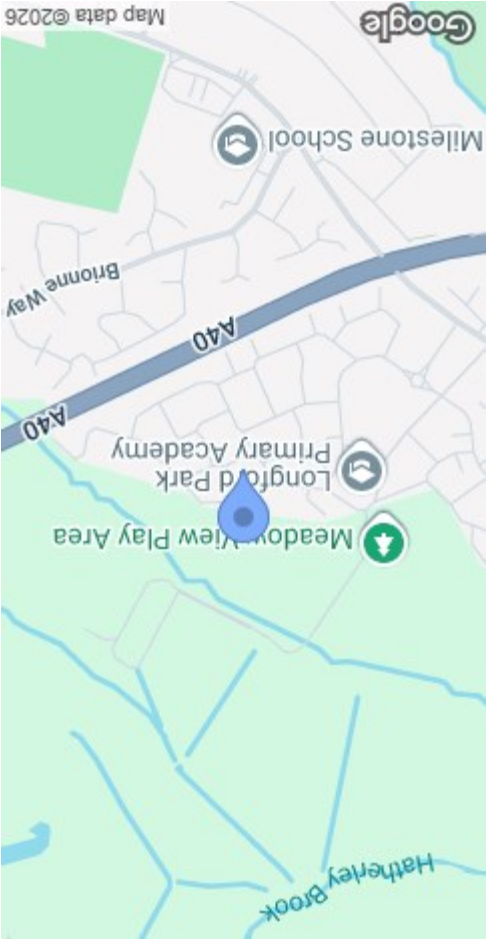


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

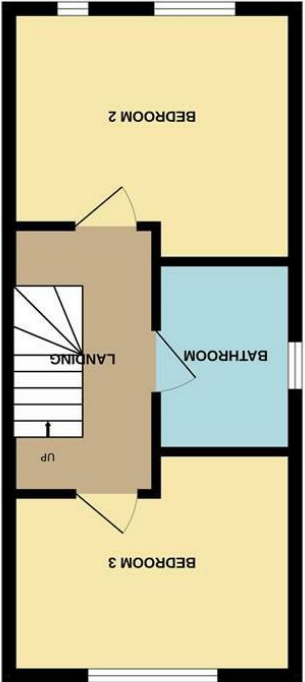
Energy Efficiency Rating	
Current	Future
Very energy efficient - low running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not energy efficient - high running costs	
EU Directive 2002/91/EC	
England & Wales	
2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Very low carbon - low CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not low carbon - high CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	
2002/91/EC	

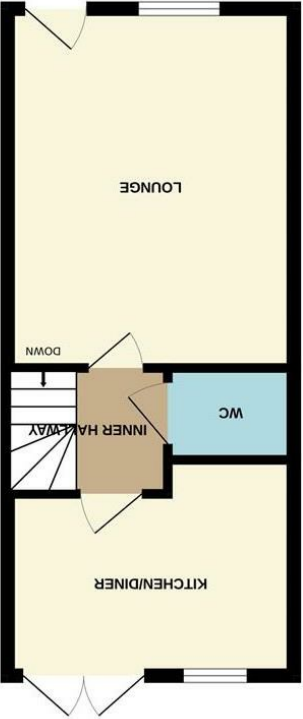
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
Made with Metropix ©2025



2ND FLOOR



1ST FLOOR



GROUND FLOOR



3 Twigworth Way
Longford, Gloucester GL2 9FZ

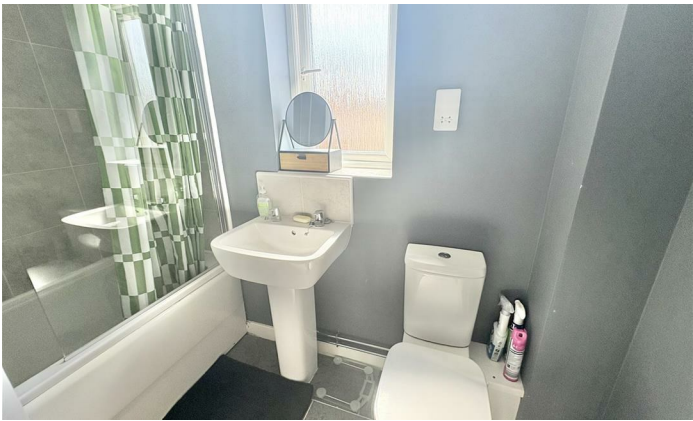
£285,000

A well presented three bedroom three storey semi detached property built in 2018 having off road parking for numerous vehicles and a larger than average rear garden.

The accommodation comprises lounge, inner hallway, cloakroom, fitted kitchen/diner. To the first floor two double bedrooms with a family bathroom and to the second floor master bedroom with a cloakroom.

Additional benefits include upvc double glazing throughout, gas fired central heating, spacious and versatile accommodation and a popular and convenient location.

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 Oxtalls Sports Park and Tennis Centre, the Winfield Hospital and both Longford AFC and Gala Wilton Football Clubs. Every summer since 2013 Oxtalls Sport Park, Plock Court is the venue for the famous Sport-beat 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.



CANOPY PORCH

Upvc double glazed part glazed door leads into:

LOUNGE

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

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

INNER HALLWAY

Stairs leading off to the first floor landing.

CLOAKROOM

White suite comprising low level w.c., pedestal wash hand basin, tiled splashback, single radiator, extractor fan.

KITCHEN/DINER

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

White fitted kitchen comprising of a range of base, drawer and wall mounted units, laminated worktop and splashback, single drainer one and half bowl stainless steel sink unit with a chrome mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for an automatic washing machine, space and plumbing for dishwasher, space for fridge/freezer, space for table and chairs, upvc double glazed window and French doors to rear aspect onto the larger than average garden.

From the inner hallway stairs lead to the first floor.

LANDING

Single radiator, stairs leading off.

BEDROOM 2

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

Single radiator, upvc double glazed window to front aspect overlooking the surrounding area.

BEDROOM 3

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

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

BATHROOM

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

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

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 opening roof lights.

CLOAKROOM

Wash hand basin with a mixer tap, w.c.

OUTSIDE

To the side of the property there is a tarmacadam driveway providing off road parking for two/three vehicles, with a pathway leading to the front door.

A wooden built gate leads into the rear garden which is mainly laid to lawn with a paved patio area, timber shed and is all enclosed by timber panelled fencing.

AGENTS NOTE

The off road parking directly to the front of the property for two vehicles belongs to the neighbouring house.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

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

TENURE

Freehold.

MAINTENANCE CHARGES

£106.00 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 into Wintergate Road then left again into Charlston Close then right into Saintbridge Road, slight left and continue along here turning right into Meadow Lane, right into Hawfinch Road then left into Twigworth Way where the property can be located on the left hand side.

PROPERTY SURVEYS

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