



22 Ironbridge Road

Twigworth, Gloucester, GL2 9GL

£315,000



Murdock and Wasley Estate Agents are delighted to introduce this three bedroom semi-detached house to the open market. Ideally situated in a popular location, the property is within walking distance of local amenities and benefits from excellent transport links.

Well presented throughout, the accommodation offers a spacious open plan kitchen/dining area alongside a separate lounge and convenient downstairs cloakroom. Upstairs, there are three well-appointed bedrooms, with the master bedroom benefiting from an en-suite, in addition to a family bathroom.

Externally, the property boasts a spacious, south-facing and enclosed rear garden, along with a driveway providing off road parking.



Entrance Hall

Accessed via upvc composite door, power points, radiator, decorative wall panelling, laminate flooring, stairs to first floor landing. Door to:

Lounge

Power points, radiator, laminate flooring, front aspect upvc double glazed window. Door to:

Kitchen/Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, four ring gas hob with extractor hood over, integral cooker, space for washing machine, fridge/freezer and dining table and chairs. Radiator, cupboard housing to boiler, understairs storage cupboard, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window and French doors leading to the garden.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, radiator, decorative wall panelling, laminate flooring.

Landing

Power points, door to airing cupboard, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, laminate flooring.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, door to storage cupboard, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, laminate flooring, rear aspect upvc double glazed window.

Outside

The property is approached via a paved pathway leading to the front door, which is sheltered by a covered porch, with a lawn area to the side.

At the side of the property there is a tarmac driveway providing off road parking and a convenient wooden gate providing access to the rear garden.

To the rear, the property benefits from a south-facing, fully enclosed garden, predominantly laid to lawn, with a patio area ideal for outdoor dining and a further gravelled seating area, providing a choice of spaces to relax and entertain.

Tenure & Charges

Freehold

Estate Mgmt Fee of £210 per annum paid to Gateway.

Services

Mains water, electricity & drainage.

Local Authority

Tewkesbury Borough Council
Council Tax Band: C

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		96
(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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