Murdock & Wasley
ESTATE AGENTS



26 Twyver Place

Brockworth, Gloucester, GL3 4AN

Offers in excess of £175,000

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Murdock & Wasley Estate Agents are pleased to present to the market this superb opportunity to purchase a well-presented two-bedroom first floor maisonette, ideally situated in a sought-after location close to a range of local amenities and excellent transport links.

Offering spacious and well-maintained accommodation throughout, the property benefits from a modern kitchen/diner, allocated off-road parking, and a long lease. We anticipate strong interest in this home and highly recommend an early viewing to avoid missing out.







Entrance Hall
Accessed via sold wooden door, power points, radiator, storage cupboard, stairs to first floor landing.

Landing
Power points, radiator, door to airing cupboard hosuing the Glow Worm gas fired combination boiler, access to loft space, two upvc double glazed windows. Doors lead off:

Kitchen/ Diner
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for washing machine, fridge/ freezer and dining table. Radiator, partly tiled walls, three upvc double glazed windows.

Lounge
Tv point, telephone point, power points, radiator, upvc double glazed window.

Bedroom One
Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Two
Power points, radiator, upvc double glazed window.

Bathroom
Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Radiator, vinyl flooring, partly tiled walls, upvc double glazed window.

Outside
There is one allocated off road parking space.

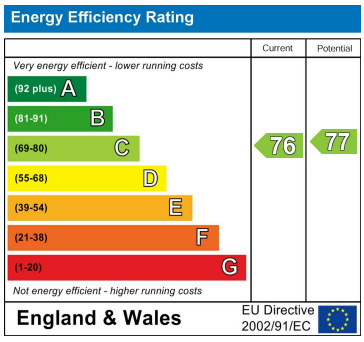
Tenure & Charges
Leasehold- 125 years from 2007.
Expiry: 2131
Charges:
Ground Rent £150 p/a
Maintenance £1410
Management Company- First Port

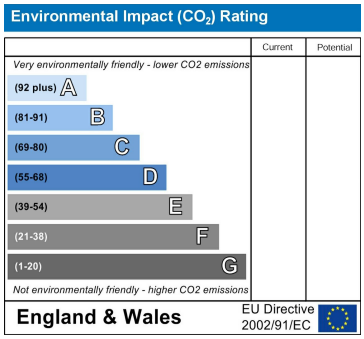
Services
Mains water, gas, electricity and drainage.

Local Authority
Tewkesbury Borough Council
Council Tax Band: B

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

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