



73 Ironbridge Road

Twigworth, Gloucester, GL2 9GT

£325,000



Murdock & Wasley Estate Agents are delighted to present to the open market this superbly presented three-bedroom semi-detached home, ideally situated in a popular location within walking distance of local amenities and excellent transport links.

The property offers well-appointed, modern living accommodation, including a stylish kitchen/diner, a separate lounge, and a master bedroom with en-suite. Further benefits include an enclosed rear garden and allocated off-road parking, making it perfectly suited to contemporary living.

An ideal purchase for a range of buyers, early viewing is highly recommended to avoid disappointment.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, LVT flooring, stairs to first floor landing. Doors lead off:

WC

Low level wc, pedestal wash hand basin, LVT flooring.

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 dining table, fridge/ freezer and washing machine. Ideal gas fired boiler, LVT flooring, radiator, front aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, radiator, under stairs storage cupboard, rear aspect upvc double glazed window and French doors leading to the garden.

Landing

Power points, radiator, access to loft space. Doors lead off:

Bedroom One

Tv point, power points, radiator, rear aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin,. Partly tiled walls, radiator, front aspect upvc double glazed window.

Outside

To the rear of the property is an enclosed garden comprising a flagstone patio, ideal for outdoor dining and seating. This leads onto a flat lawn with a wooden shed. A wooden gate provides access to the two allocated off-road parking spaces.

Tenure & Charges

Freehold

We are advised there is an annual estate mgmt charge to Gateway for £210.00

Local Authority

Tewkesbury Borough Council
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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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