



## 14 Porthill Close

Twigworth, Gloucester, GL2 9GW

**£155,000**



We are delighted to welcome to the market this beautifully presented three bedroom terrace home, ideally positioned on a quiet no-through road with a wonderful open outlook to the front.

Available to purchase at either 50% shared ownership or 100%, this property offers an excellent and affordable opportunity for buyers to step onto the property ladder.

The home has been lovingly maintained throughout and provides comfortable, well-balanced living accommodation, perfect for modern family life.

Further benefits include off-road parking to the rear, adding to the convenience and appeal of this fantastic home.



**Entrance Hallway**

Approached via double glazed front door, laminate flooring, radiator, power points, stairs leading to first floor. Doors leading to cloakroom, kitchen/diner & lounge.

**Cloakroom**

Low level wc & pedestal wash hand basin, radiator, laminate flooring.

**Lounge**

Upvc double glazed windows & french doors to rear, television point, power points, radiator, laminate flooring. Understairs storage cupboard.

**Kitchen/Diner**

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, cupboard housing combination boiler, radiator, power points.

**First Floor Landing**

Access to loft via hatch, power points, doors to all rooms.

**Bedroom 1**

Upvc double glazed windows to rear, radiator, power points. Door to:

**En-Suite**

Shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

**Bedroom 2**

Upvc double glazed windows to front, radiator, power points.

**Bedroom 3**

Upvc double glazed windows to rear, radiator, power points.

**Bathroom**

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

**Rear Garden**

An enclosed area which is partly paved, mainly laid to lawn, gated rear access leading to the parking.

**Tenure & Charges**

Leasehold- 99 Years from New. ( 2022)  
Charges- Rent- £516.89 per month.  
Annual Ground Rent & Service Charge- £200.00.  
Heylo Homes are the housing association.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Tewkesbury Borough Council- Band C

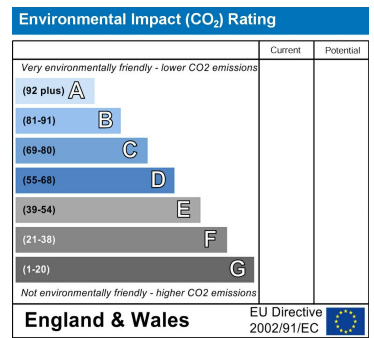
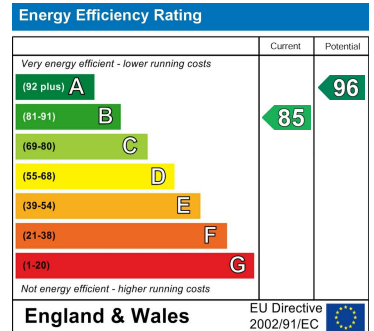
**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

**Agents Note**

This property is located within a Designated Protected Area (DPA). Please note that resale restrictions apply in accordance with the terms of the lease/shared ownership agreement.

Please ask the agent 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 firm's 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.

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