



48 Aster Close

Twigworth, Gloucester, GL2 9GY

£290,000



We are thrilled to bring to the market this exceptionally presented three-bedroom terrace home, built in 2024 and situated at the end of a quiet no-through road in the desirable area of Twigworth.

Perfectly suited for first-time buyers, this modern property offers stylish living with the added bonus of no onward chain, making for a smooth and stress-free purchase.

Internal living accommodation comprises of: Entrance hallway, cloakroom, lounge, kitchen/diner. Upstairs are three bedrooms, en-suite & bathroom. Outside we have an enclosed garden with two parking spaces to front.



Entrance Hallway 9'8 x 3'4 (2.95m x 1.02m)

Approached via front door, radiator, power points, stairs to first floor, doors to cloakroom & lounge.

Cloakroom 5'11 x 3'7 (1.80m x 1.09m)

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator.

Lounge 14'8 x 12'8 (4.47m x 3.86m)

Upvc double glazed windows to front, television point, radiator, power points. Door through to:

Open Plan Kitchen/Diner 15'6 x 9'7 (4.72m x 2.92m)

Upvc double glazed windows to rear & Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in dishwasher, cupboard housing combination boiler, space for appliances, radiator, power points, under stairs storage cupboard.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 12'5 x 9'9 (3.78m x 2.97m)

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

En-Suite 6'5 x 5'2 (1.96m x 1.57m)

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, shaver point, extractor fan, heated towel rail. partly tiled walls.

Bedroom 2 9'3 x 8'1 (2.82m x 2.46m)

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

Bedroom 3 8'11 x 6'0 (2.72m x 1.83m)

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

Rear Garden

An enclosed area which is partly paved, with an area laid to artificial lawn, shed, gated rear access.

Front

Two allocated parking spaces.

Tenure

Freehold- There is an annual service charge of £201 per annum.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band C

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.

Bathroom 6'0 x 5'7 (1.83m x 1.70m)

White suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail.



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

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.

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

