



## 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**

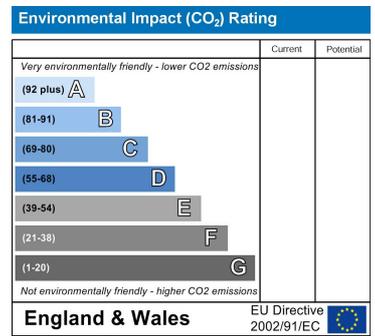
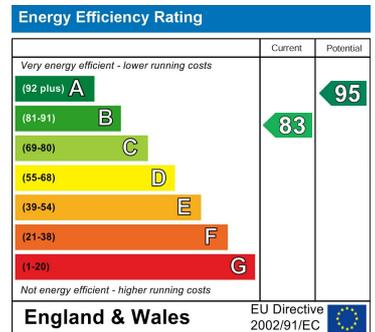
Tewkesbury Borough Council  
Council Tax Band: B

**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.



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.

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