



## 41 Tweenbrook Avenue

Linden Gloucester, GL1 5JY

**Offers in excess of £300,000**



Murdock & Wasley Estate Agents are excited to bring this beautifully presented and extended three-bedroom Victorian semi-detached house to the open market. Situated on a charming tree lined road in a popular and central location close to the city centre, hospital, and top-performing schools, this property is ideal for families and professionals alike.

This lovable property boasts three double bedrooms, two bathrooms, and three reception rooms, providing spacious and versatile accommodation. Additionally, it features a beautiful enclosed south-facing garden complete with a summerhouse.

Given its appeal, we believe this is a brilliant property and strongly recommend arranging a viewing as soon as possible!





### Entrance Hall

Single radiator, cornice, stairs leading off with cupboard under housing the gas fired central heating boiler and a window to side elevation.

### Lounge

Ornamental fireplace with an ornate cast iron and tiled surround and tiled hearth, two single radiators, cornice and ceiling rose, upvc double glazed bay window to front elevation.

### Kitchen/Diner/ Family Room

Open fireplace housing a wood burning stove with a tiled hearth, coved ceiling, ceiling rose, tv point, double radiator, base and wall mounted units, Beech block worktops, single drainer sink unit with a mixer tap, built in electric double oven, five burner gas hob, space for table and chairs, coved ceiling, double radiator, upvc double glazed windows to rear and side elevations, partially glazed door to side elevation, archway through to:

### Utility

Laminated worksurface, wall mounted unit, tiled splashback, plumbing for an automatic washing machine, upvc double glazed window to rear elevation overlooking the rear garden.

### Shower Room

Shower enclosure and unit, low level w.c., wash hand basin, fully tiled walls, heated towel rail, downlighters, extractor fan, upvc double glazed window to side elevation.

### Lean To

Power, lighting, plumbing for an automatic washing machine, upvc double glazed doors to front and rear elevations, matching windows to rear elevation.

### Landing

Access to loft space, single radiator, upvc double glazed window to side elevation.

### Bedroom One

Former open fireplace with a cast iron surround and a tiled hearth, coved ceiling, ceiling rose, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

### Bedroom Two

Double radiator, coved ceiling, airing cupboard, upvc double glazed window to rear elevation.

### Bedroom Three

Double built in wardrobe, double and single radiators, tv point, upvc double glazed window to rear elevation.

### Bathroom

White suite comprising roll top bath and claw bath with a mixer tap, low level w.c., pedestal wash hand basin with a tiled splashback, heated towel rail, extractor fan, upvc double glazed window to side elevation.

### Outside

To the front there is a wrought iron gate and walling giving access to a tiled pathway which leads to the front door. The front garden is laid to gravel and there is access via a wooden built gate at the side through to the lean to which leads through to the pleasant enclosed rear garden having a paved patio, lawned area, gravelled areas with raised flower borders, wooden built summerhouse and the whole is surrounded by panelled fencing and walling.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council

Council Tax Band: B

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

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