



63 Ironbridge Road

Twigworth, Gloucester, GL2 9GT

£175,500



We are delighted to welcome to the open market, for the first time since new, this beautifully presented three bedroom semi-detached home located in the popular area of Twigworth.

Finished to an exceptional standard throughout, the property offers spacious and modern living accommodation, making it an ideal choice for first-time buyers looking to step onto the property ladder.

Further benefits include an enclosed rear garden and private driveway, adding both practicality and convenience.



Entrance Hallway

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

Cloakroom

Low level wc & pedestal wash hand basin, radiator.

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, built in washing machine & dishwasher, cupboard housing combination boiler, space for appliances, radiator, karndean flooring.

Lounge

Upvc double glazed windows & french doors to rear, television point, radiator, power points, karndean flooring.

First Floor Landing

Radiator, access to loft via hatch, power points. Doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, door too:

En-Suite

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

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, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, with an area laid to artificial lawn, shed, flower & shrub borders. Gated side access.

Tenure & Charges

Leasehold- 125 year lease with 994 years remaining. Heylo Housing.

Charges- Rent- £381.59

Lease Management Fee- £26.15

Building Insurance Premium- £12.64

Estate Service Charge- £14.93

Total- £435.31

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.



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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