



## 26 Twyver Place

Brockworth, Gloucester, GL3 4AN

**Offers in excess of £180,000**



Murdock & Wasley Estate Agents are pleased to present to the market this superb opportunity to purchase a well-presented two-bedroom first floor maisonette, ideally situated in a sought-after location close to a range of local amenities and excellent transport links.

Offering spacious and well-maintained accommodation throughout, the property benefits from a modern kitchen/diner, allocated off-road parking, and a long lease. We anticipate strong interest in this home and highly recommend an early viewing to avoid missing out.



### Entrance Hall

Accessed via solid wooden door, power points, radiator, storage cupboard, stairs to first floor landing.

### Landing

Power points, radiator, door to airing cupboard housing the Glow Worm gas fired combination boiler, access to loft space, two upvc double glazed windows. Doors lead off:

### 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 washing machine, fridge/ freezer and dining table. Radiator, partly tiled walls, three upvc double glazed windows.

### Lounge

Tv point, telephone point, power points, radiator, upvc double glazed window.

### Bedroom One

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Radiator, vinyl flooring, partly tiled walls, upvc double glazed window.

### Outside

There is one allocated off road parking space.

### Tenure & Charges

Leasehold- 125 years from 2007.  
Expiry: 2131

### Charges:

Ground Rent £150 p/a  
Maintenance £1410  
Management Company- First Port

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Tewkesbury Borough Council  
Council Tax Band: B

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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.

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