



14 Porthill Close

Twigworth, Gloucester, GL2 9GW

£155,000



We are delighted to welcome to the market this beautifully presented three bedroom terrace home, ideally positioned on a quiet no-through road with a wonderful open outlook to the front.

Available to purchase at either 50% shared ownership or 100%, this property offers an excellent and affordable opportunity for buyers to step onto the property ladder.

The home has been lovingly maintained throughout and provides comfortable, well-balanced living accommodation, perfect for modern family life.

Further benefits include off-road parking to the rear, adding to the convenience and appeal of this fantastic home.



Entrance Hallway

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

Cloakroom

Low level wc & pedestal wash hand basin, radiator, laminate flooring.

Lounge

Upvc double glazed windows & french doors to rear, television point, power points, radiator, laminate flooring. Understairs storage cupboard.

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, space for appliances, cupboard housing combination boiler, radiator, power points.

First Floor Landing

Access to loft via hatch, power points, doors to all rooms.

Bedroom 1

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

En-Suite

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

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, radiator, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated rear access leading to the parking.

Tenure & Charges

Leasehold- 99 Years from New. (2022)

Charges- Rent- £516.89 per month.

Annual Ground Rent & Service Charge- £200.00.

Heylo Homes are the housing association.

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			96
(81-91) B		85	
(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

