



87 Apley Road

Twigworth, Gloucester, GL2 9RQ

£340,000



Murdock & Wasley Estate Agents are proud to present this superbly presented three-bedroom semi-detached home, newly built by Bloor Homes in 2024. The Forbes offers stylish, versatile living across three well-planned floors.

The ground floor boasts a spacious lounge and a bright, open-plan kitchen/dining area, perfect for everyday living and entertaining, alongside a separate utility and convenient cloakroom.

Upstairs, the first floor features two generously sized bedrooms and a sleek family bathroom. The entire top floor is dedicated to a luxurious master suite, complete with fitted wardrobes and a private en suite, ideal for ultimate comfort or a grown-up retreat.



Entrance Hall

Accessed via composite double glazed door, radiator, stairs to first floor landing. Door to:

Lounge

Tv point, power points, two radiators, decorative wall mounted unit, vinyl flooring, under stairs storage cupboard, front aspect upvc double glazed window with shutters. Door to:

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring gas hob with extractor hood over. Integral fridge/ freezer and dishwasher. Vinyl flooring, two radiators, feature plinth lighting, rear aspect upvc double glazed French doors. Opening to:

Utility

Base and wall mounted units, laminate worksurfaces, appliance points, power points, space for washing machine, vinyl flooring. Door to:

Cloakroom

Low level, wall mounted wash hand basin, radiator, vinyl flooring.

Landing

Power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window with shutters. Doors lead off:

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, front aspect upvc double glazed window with shutters.

Bathroom

Suite comprising panelled bath, low level wc, vanity wash hand basin with mixer tap over and storage below, shaver point, heated towel rail, inset ceiling spotlights, vinyl flooring, side aspect upvc double glazed window.

Landing

Door to:

Master Bedroom

Tv point, data points, power points, built in wardrobes with mirror fronted doors, two radiators, front aspect upvc double glazed window with shutters. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below, heated towel rail, vinyl flooring, inset ceiling spotlights, Velux roof light.

Outside

To the side of the property, a spacious driveway provides off-road parking for two vehicles and is equipped with a convenient electric vehicle charging point.

The rear garden has been thoughtfully landscaped, featuring a flagstone patio ideal for outdoor dining and entertaining. This leads to a gravelled area and steps up to a level lawn with neatly raised flower beds. At the end of the garden, a further gravelled section offers additional space for seating or social gatherings. The entire garden is fully enclosed by wooden panel fencing and also benefits from a timber shed, outdoor tap, external power sockets and wooden bin store.

Tenure & Charges

Freehold

We are advised that there is a maintenance cost of circa £173.00 per annum paid to Gateway Homes.

Agents Note

The property benefits from Solar Panels which are owned by the property and help reduce the monthly running costs.

Local Authority

Tewkesbury Borough Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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	89	89
(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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