Murdock & Wasley
ESTATE AGENTS



16 Barley Drive

Twigworth, Gloucester, GL2 9LE

Offers over £290,000

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Murdock and Wasley Estate Agents are delighted to introduce this three bedroom end of terrace house to the open market. Ideally situated in a popular location, the property is within walking distance of local amenities and benefits from excellent transport links.

Well presented throughout, the accommodation offers a spacious open plan kitchen/dining area alongside a separate lounge and convenient downstairs cloakroom. Upstairs, there are three well-appointed bedrooms, with the master bedroom benefiting from an en-suite, in addition to a family bathroom.

Externally, the property boasts a spacious, enclosed rear garden, along with a driveway providing off road parking with a car port.







Entrance Hall
Accessed via upvc composite door, power points, radiator, laminate flooring, stairs to first floor landing. Door to:

Lounge
Power points, radiator, laminate flooring, storage cupboard, front aspect upvc double glazed window. Door to:

Kitchen Diner
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, four ring gas hob with extractor hood over, integral cooker, space for washing machine, fridge/freezer and dining table and chairs. Radiator, cupboard housing to boiler, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window and French doors leading to the garden.

WC
Low level wc, pedestal wash hand basin with mixer tap over, radiator, laminate flooring.

Bedroom One
Power points, Tv point, radiator, front aspect upvc double glazed window. Door to:

En Suite
Suite comprising step in shower cubicle with shower off the mains over, low level wc, wash hand basin with mixer tap over. Partly tiled walls, radiator, laminate flooring.

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

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

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, wash hand basin with mixer tap over. Partly tiled walls, radiator, laminate flooring, front aspect upvc double glazed window.

Outside
Externally, the property enjoys an attractive frontage with a pathway leading to the main entrance, bordered by established hedging and enclosed by decorative railings.

To the rear is a generous enclosed garden, predominantly laid to lawn and complemented by decorative stone borders, raised planting areas and established flowers. A paved pathway provides access through the garden, while a stylish raised decked seating area creates an excellent space for outdoor dining, entertaining and relaxing during the warmer months.

The garden also benefits from additional seating areas and gated access leading to the car port and parking spaces.

Car Port
Accessed via wooden gate from garden, car port, storage space and car parking spaces.

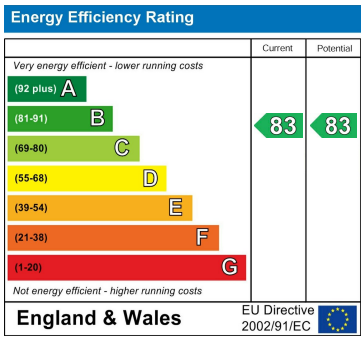
Tenure and Charges
Freehold
Maintenance Fee circa £210.53

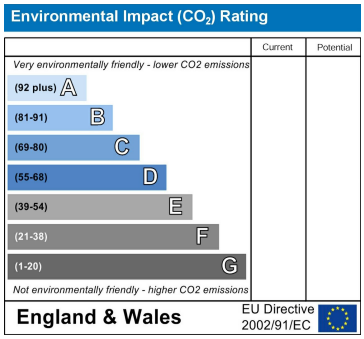
Local Authority
Tewkesbury Borough Council
Council Tax Band B

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.







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 firms 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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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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