



Langley Grove, Twyning

Asking Price: £275,000

- Two bedroom semi-detached home (built by renowned developer Charles Church)
- Beautifully presented with quality fixtures and fittings throughout
- Far reaching views to Bredon and Cleeve Hill
- Sitting Room with under stairs storage
- Kitchen/dining room with integrated oven/hob and dishwasher
- Two double bedrooms - one with en-suite
- Family bathroom and ground floor w.c.
- Direct estate access to public park and footpaths with lovely riverside and country walks

Nigel Poole
& Partners

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****A BEAUTIFULLY PRESENTED TWO BEDROOM HOME WITH VIEWS AND DIRECT ACCESS TO PARKLAND, COUNTRY AND RIVERSIDE WALKS**** Built approx. 3-years ago by renowned property developer Charles Church this property is beautifully presented and is finished to a very high standard including upgraded Amtico flooring. Entrance hall with w.c.; sitting room with under stairs storage; kitchen/dining room with integrated oven, hob and dishwasher. Two double bedrooms - one with en-suite and family bathroom. Enclosed rear garden with gated side access. Parking for two vehicles. Direct estate access onto public park and footpaths providing country and riverside walks. Approx. 7-years remaining on the NHBC guarantee. Beautiful tranquil village location on the banks of the river Avon. Amenities within the village include two public houses, a shop with post office, primary school, recreational park and fishing lakes. The parish is blessed with some 52 public footpaths that provide lovely country and riverside walks.

Front

Two bedroom semi-detached house with a side gate into the rear garden. Mature planting to the front and a block paved drive providing parking for two vehicles.

Entrance Hall

Entrance door to the front aspect. Stairs leading to the first floor. Telephone point. Radiator.



Sitting Room 14' 9" x 10' 9" (4.498m x 3.287m)

Double glazed window to the front aspect. Under stairs storage cupboard. Telephone and television point. Radiator.

Kitchen/Breakfast Room 13' 11" x 8' 10" (4.24m x 2.70m)

Double glazed window and French doors into the rear garden. Range of wall and base units surmounted by work surface. Integrated appliances including; dishwasher, four ring gas hob with extractor hood, oven and a stainless steel sink and drainer. Space for a breakfast table, free standing fridge freezer and washing machine. Radiator.



W.C. 4' 7" x 3' 1" (1.394m x 0.939m)

Obscure double glazed window to the front aspect. Pedestal wash hand basin and a low level w.c. Radiator.

Landing

Landing with a storage cupboard. Access into loft. Doors leading off.

Bedroom One 11' 1" max x 9' 8" (3.366m x 2.940m)

Double glazed window to the front. Door into en-suite. Radiator.



En-suite 6' 9" max x 5' 3" max (2.047m x 1.596m)

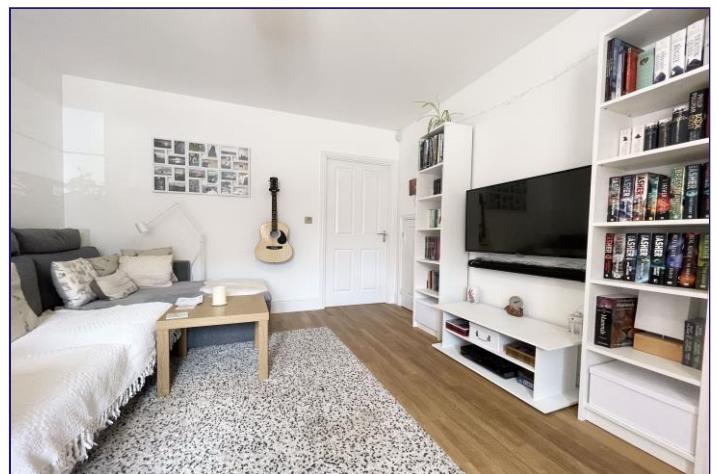
Obscure double glazed window to the front aspect. Shower cubicle with mains fed shower, pedestal wash hand basin and a low level w.c. Heated towel rail.

Bedroom Two 14' 0" x 7' 1" (4.266m x 2.153m)

Double glazed window to the rear aspect. Radiator.

Bathroom 6' 5" x 5' 6" min (1.949m x 1.689m)

Obscure double glazed window to the side aspect. Bath with mixer taps and an electric Mira shower. Pedestal wash hand basin and a low level w.c. Heated towel rail.



Rear Garden

Enclosed rear garden with a patio seating area and laid to lawn which has mature planting and is enclosed by a wooden fence. Side gate access. Outdoor water tap.

General Information

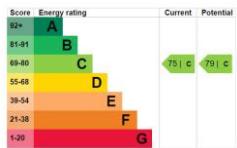
The estate has a management company - Mainstay management which is responsible for upkeep of the estate including roads. Management charges are currently £236.65 pa. The estate is on a sustainable drainage system (SUDS) which manages surface water run-off. An LPG tank serves the estate. Each property is metered and can choose their own energy provider.



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