



23a Ironbridge Road, Gloucester, GL2 9GT

Asking Price £224,000

Modern Three-Bedroom Home in Twigworth – Offered with Shared Ownership

Located in the popular village of Twigworth, this modern three-bedroom home presents an excellent opportunity to purchase a Shared Ownership property, ideally positioned for easy access to Gloucester, Cheltenham and the M5.

The current owners have made the most of this modern home, adding their own personal touches and creating a warm, stylish and welcoming space throughout. Offered chain free, the property is ready for its new owners to move straight in and make it their own.

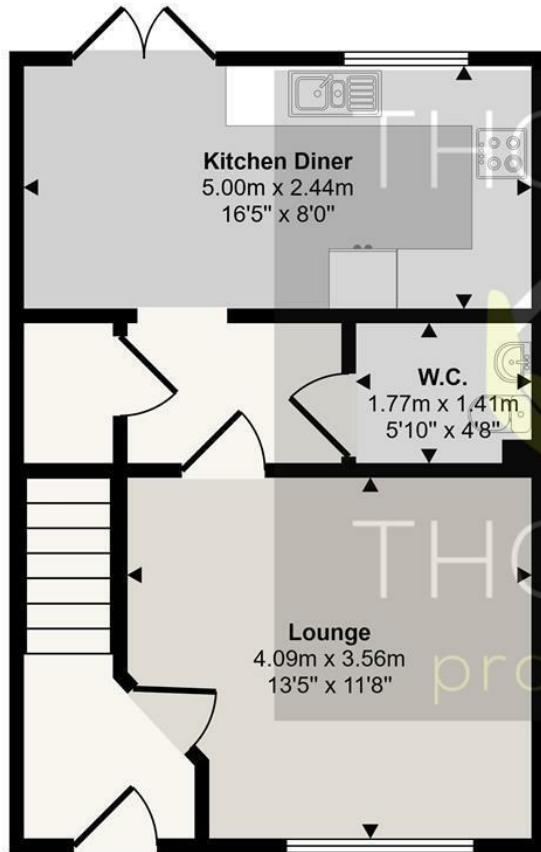
Upon entering, the welcoming hallway leads into a generous living room, featuring a large window which fills the space with natural light. An additional inner hallway provides access to a convenient downstairs WC and useful under-stairs storage, while creating a sense of space and flow throughout the ground floor.

To the rear is the well-proportioned kitchen/diner, offering ample cupboard storage, space for freestanding appliances and plenty of room for a dining table. Double doors open directly onto the low-maintenance rear garden, which features a combination of patio, lawn and decking – providing an ideal space for relaxing, entertaining and enjoying the warmer months.

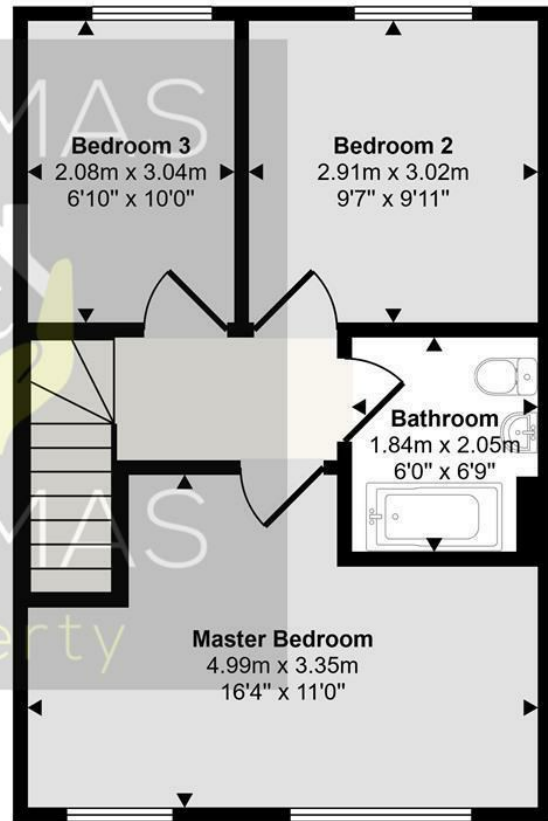
Upstairs, there are three well-proportioned bedrooms, including a sizeable principal bedroom, together with a modern family bathroom finished to a high standard and complete with a shower over the bath.

- 70% shared ownership
- Chain free
- Low maintenance landscaped garden
- Located in quiet cul de sac off Ironbridge Road
- Two allocated off road parking spaces
- Three bedroom semi detached home

Approx Gross Internal Area
79 sq m / 847 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft



First Floor
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		84
(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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