



 **9 Barley Drive, Twigworth – GL2 9LE**

Gloucester

£260,000

9 Barley Drive

Twigworth, Gloucester

Situated in the popular Twigworth development, this beautifully presented two bedroom terraced home is only three years old and benefits from the remainder of its NHBC warranty. Offering modern, well-planned accommodation, the property is ready to move straight into.

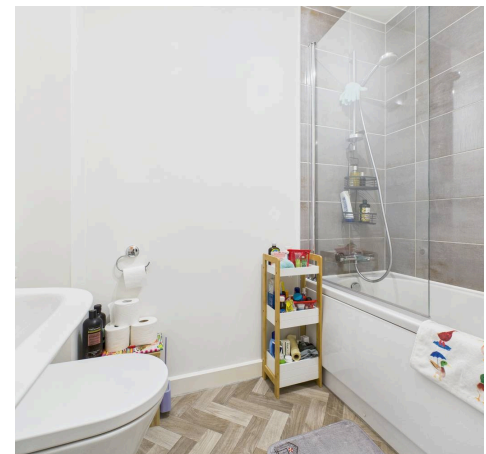
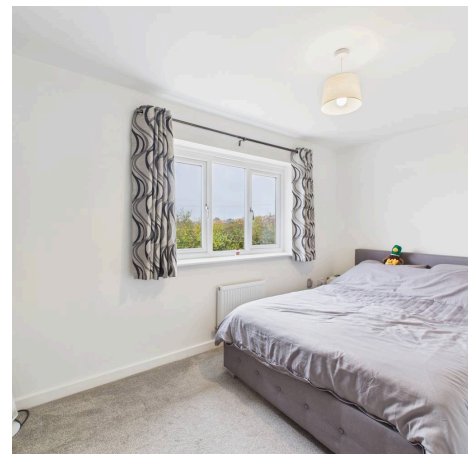
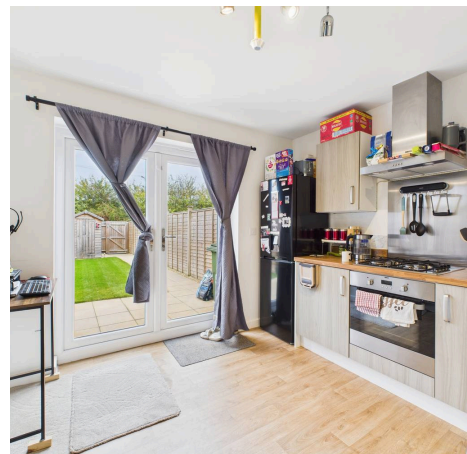
On the ground floor there is an entrance hallway, a bright and welcoming lounge, a contemporary kitchen, and a convenient cloakroom. Upstairs, there are two generous double bedrooms and a stylish bathroom.

The home is immaculate throughout and enjoys a private rear garden along with two allocated parking spaces to the front. With excellent access links and close proximity to local amenities, this property would make an ideal first home or investment purchase.

Potential rental value of £1,195 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Tenure: Freehold

- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- REMAINING NHBC
- CLOAKROOM AND UTILITY ROOM
- TWO ALLOCATED OFF ROAD PARKING
- CUL DE SAC LOCATION
- CLOSE TO AMENTIES
- EPC B COUNCIL TAX B



Hallway

Lounge

13' 6" x 10' 3" (4.12m x 3.12m)

Kitchen/Breakfast Room

10' 0" x 9' 10" (3.05m x 3.00m)

Utility Space

Cloak Room

First Floor Landing

Bedroom 1

13' 9" x 9' 3" (4.19m x 2.82m)

Bedroom 2

10' 3" x 8' 2" (3.12m x 2.49m)

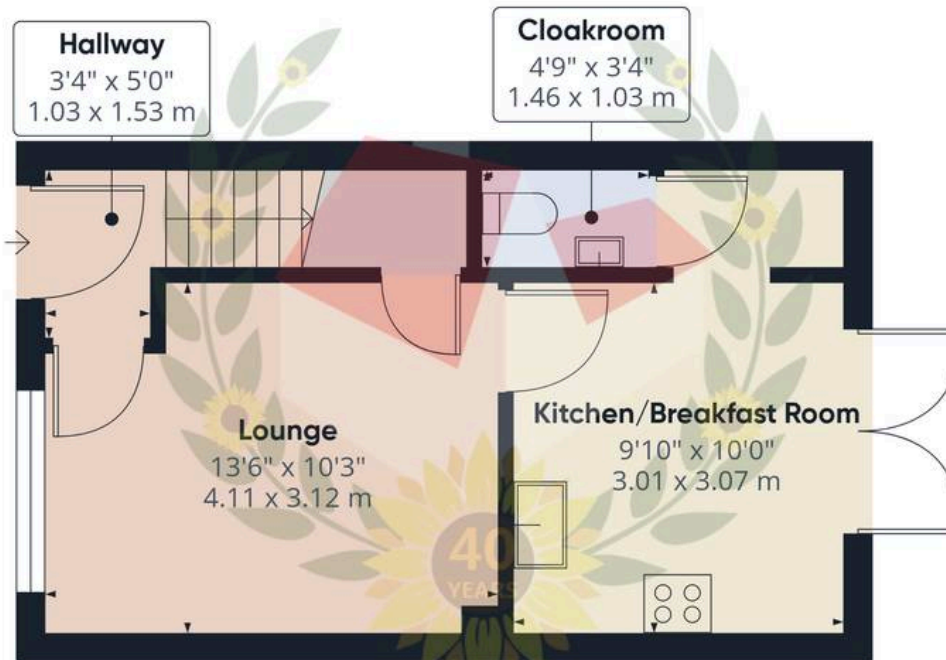
Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to premises





Ground Floor



Floor 1

Approximate total area⁽¹⁾

601 ft²

55.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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