



89a Ironbridge Road, Gloucester, GL2 9GT

Asking Price £166,500

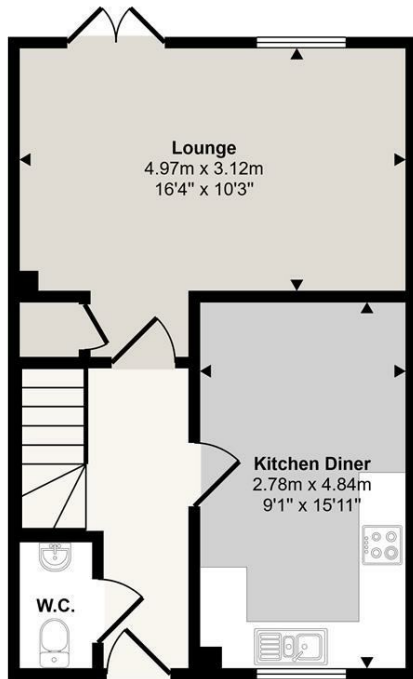
This well-presented four-bedroom end-terrace family home is ideally situated on a modern residential estate in the popular village of Twigworth. Offered for sale on a 45% shared ownership basis, the property represents an excellent opportunity to step onto the property ladder at an affordable price point while enjoying generous living space.

The accommodation is thoughtfully laid out and includes a spacious living area, a modern fitted kitchen/dining space ideal for family life, and four well-proportioned bedrooms, with the principal bedroom benefiting from en-suite facilities. The home is designed for comfortable, contemporary living and is well suited to growing families.

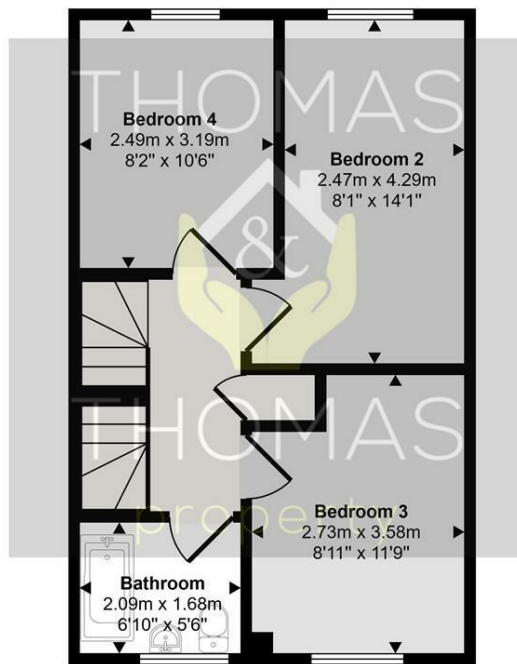
Externally, the property further benefits from ample driveway parking, and its end-terrace position provides added privacy and a sense of space. Conveniently located with easy access to local amenities, schools, and transport links, this home combines modern living with excellent value for money

- Four Bedrooms
- Spacious Family Home
- Three Storey Accommodation
- Driveway Parking
- 45% Shared Ownership Scheme
- Very Well Presented

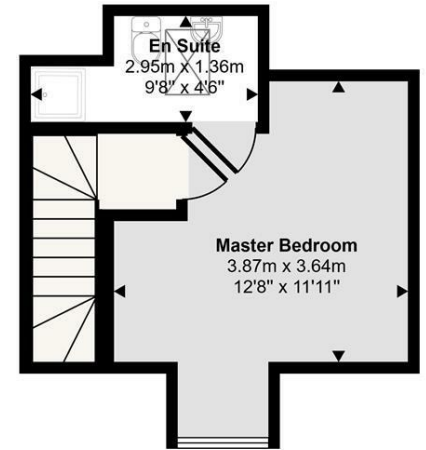
Approx Gross Internal Area
102 sq m / 1094 sq ft



Ground Floor
Approx 40 sq m / 433 sq ft



First Floor
Approx 41 sq m / 439 sq ft



Second Floor
Approx 21 sq m / 222 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		94
(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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