

20 Swallow Crescent, Innsworth, Gloucester, GL3 1BL £320,000



## THE PROPERTY

A Well-Presented Three-Bedroom Semi-Detached Home on a Generous Corner Plot!

Occupying a desirable corner plot with excellent outdoor space, this attractive three-bedroom semi-detached home offers stylish, well-balanced accommodation along with a large rear garden and a fully equipped outdoor office - perfect for modern living and home working!

Inside, the ground floor features a welcoming hallway leading to a bright and spacious living room, ideal for relaxing or entertaining. The contemporary kitchen–dining room spans the rear of the property, offering a sociable layout with direct access to the garden. A practical utility room and convenient downstairs WC complete the ground floor.

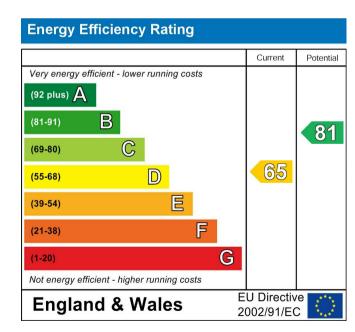
Upstairs, you'll find three well-proportioned bedrooms, including two comfortable doubles, all served by a modern family bathroom.

Outside, the property truly excels. The expansive rear garden provides superb potential for families, keen gardeners, or those seeking extra outdoor space. The addition of a detached outdoor office creates a versatile work or hobby area separate from the main home. To the front, a private driveway offers ample parking.

This is a wonderful opportunity to secure a home that blends space, comfort, and practicality, with room to grow both inside and out. Ideal for families, professionals, or anyone seeking a property with generous outdoor amenities

Agents Note:
Freehold
EPC Rating: D65
Tewkesbury Borough Council Band: B
Mains Electric, Gas and Water are connected.
Fibre Broadband is available in the area.

Flood Risk Rivers & Seas: Very Low Surface Water: Low Broadband (estimated speeds) Standard 4 mbps Superfast -Ultrafast 1000 mbps Three Bedroom
 Semi-Detached
 Home
 Living Room,
 Kitchen-Diner And
 Utility
 Large Rear Garden
 Plot
 Outdoor Office
 Priveway Providing
 Plenty Of Off Road
 Parking
 EPC Rating: D65
 Council Tax Band: B

























Approximate total area<sup>(1)</sup> 1013 ft<sup>2</sup>

Floor 0 Building 1

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(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.

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Floor 0 Building 2