



## 22 St. Swithuns Road

Hempsted, Gloucester, GL2 5LH

**£189,950**



Murdock & Wasley Estate Agents are delighted to bring to the open market this two-bedroom first-floor maisonette, ideally positioned in a sought-after village location. Offering well-appointed and generously proportioned accommodation throughout, the property benefits from a long lease and allocated off-road parking.

Homes of this type are rarely available, so we highly recommend arranging an early viewing to avoid disappointment.





### Entrance Hall

Accessed via upvc double glazed door. Radiator, stairs to first floor landing.

### Landing

Power points, radiator, inset ceiling spotlights, access to loft space, door to airing cupboard housing the Ideal gas fired combination boiler, front aspect upvc double glazed window. Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over. Integral fridge/ freezer and washing machine, space for breakfast table, partly tiled walls, vinyl flooring, side aspect upvc double glazed window.

### Lounge

Tv point, power points, radiator, inset ceiling spotlights, bespoke storage units, side aspect upvc double glazed window.

### Bedroom One

Tv point, power points, radiator, built in wardrobes, inset ceiling spotlights, side aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobe, inset ceiling spotlights, side aspect upvc double glazed window.

### Bathroom

Suite comprising step-in double shower cubicle with shower off the mains, vanity wash hand basin with concealed WC, stainless steel heated towel rail. Fully tiled walls, tiled flooring, side aspect upvc double glazed window.

### Outside

We are advised that the property benefits from one allocated off road parking space.

### Tenure & Charges

- The property is leasehold and will be sold with a quarter share of the freehold.

- The lease is 999 years from 1st January 1972.

- Maintenance charges are dealt with a costs incurred basis with the this property responsible for property's half of the roof

- Ground rent is payable at £10.00 per year

### Local Authority

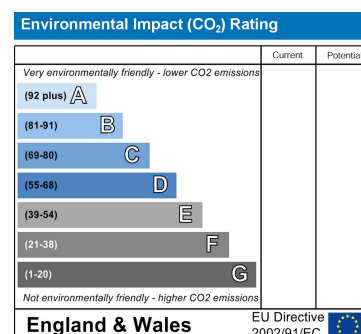
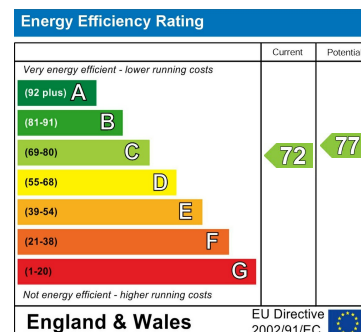
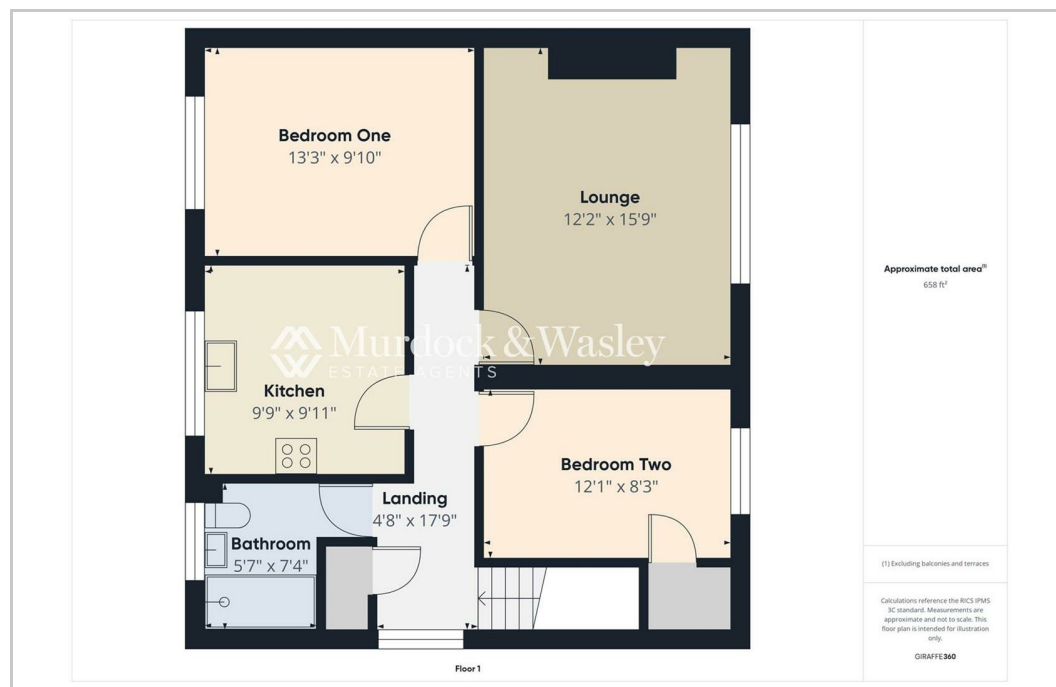
Gloucester City Council  
Council Tax Band: B

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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