



5 Hyatt Close

Longford, Gloucester, GL2 9FF

Offers in excess of £245,000



We are delighted to welcome to the market this exceptionally appointed semi-detached home located in Longford. Perfectly suited for first-time buyers, this property features a beautifully maintained garden, two parking spaces at the front, and the benefit of the remaining NHBC warranty. Internally we have: Entrance Hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner, two double bedrooms & bathroom.

Presented in a superb condition throughout, early viewing is quite simply essential.



Entrance Hallway 5'5" x 4'9" (1.67 x 1.45)

Approached via Upvc double glazed front door, radiator, doors to both cloakroom & lounge.

Cloakroom 5'8" x 3'1" (1.73 x 0.96)

Low level wc & pedestal wash hand basin, radiator, recessed down lights, laminate flooring.

Lounge 12'11" x 11'5" (3.96 x 3.49)

Upvc double glazed windows to front, television point, radiator, power points, stairs leading to first floor, door to:

Kitchen/Diner 14'3" x 9'3" (4.36 x 2.84)

Upvc double glazed windows & double doors to rear garden. Eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in fridge/freezer, radiator, cupboard housing combination boiler, power points, laminate flooring, recessed down lights.

First Floor Landing

Access to loft via hatch, recessed down lights, power point, doors to both bedrooms & bathroom.

Bedroom 1 11'1" x 10'8" (3.38 x 3.27)

Upvc double glazed windows to front, radiator, power points, recessed down lights, large walk in wardrobe.

Bedroom 2 11'4" x 7'11" (3.46 x 2.42)

Upvc double glazed windows to rear, radiator, power points, recessed down lights.

Bathroom 6'7" x 6'2" (2.01 x 1.89)

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, recessed down lights.

Rear Garden

An enclosed & generous size garden which is partly paved, with an area laid to artificial lawn & raised decking area. Cold water tap, gated side access.

To The Front

Two allocated parking spaces.

Tenure

Freehold. Please note there is an annual service charge of approx £140 per annum.

Local Authority

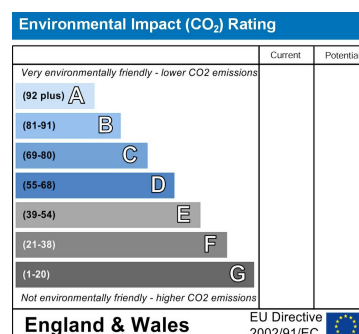
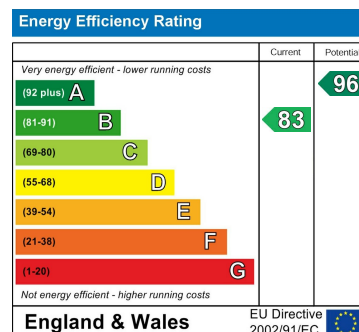
Tewkesbury Borough Council- Band B

Services

Main water, gas, electricity & 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.

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