



## 22 Hyatt Close

Longford, Gloucester, GL2 9FF

**Offers in excess of £250,000**



Murdock & Wasley Estate Agents are pleased to present to the open market this well-proportioned two-bedroom home, ideally located within easy reach of local amenities, reputable schools and excellent transport links.

Offered with no onward chain, the property features a modern kitchen/diner, a convenient cloakroom and a comfortable lounge on the ground floor. Upstairs, there are two generous double bedrooms and a family bathroom. Externally, the home benefits from a private driveway and an enclosed garden, making it an ideal choice for a variety of purchasers.



**Entrance Hall**

Accessed via composite double glaze door, power points, radiator, stairs to first floor landing, laminate flooring. Door leads off:

**Lounge**

Tv point, telephone point, power points, radiator, wall panelling, door to storage cupboard, front aspect upvc double glazed window. Door to:

**Kitchen/ Diner**

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral dishwasher, space for fridge/ freezer, washing machine and dining table. Ideal gas fired combination boiler, radiator, vinyl flooring, rear aspect upvc double glazed window. Door to:

**Hallway**

Radiator, vinyl flooring, rear aspect composite door to garden. Door to:

**Cloakroom**

Low level wc, pedestal wash hand basin, radiator.

**Landing**

Power points, radiator, access to loft space. Doors lead off:

**Bedroom One**

Tv point, power points, radiator, storage cupboard, two front aspect upvc double glazed windows.

**Bedroom Two**

Tv point, telephone point, power points, radiator, rear aspect upvc double glazed windows.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, shaver point, partly tiled walls, side aspect upvc double glazed window.

**Outside**

To the front of the property is allocated off-road parking, with a wooden gate providing convenient side access to the rear garden.

The enclosed rear garden offers a patio area ideal for outdoor dining and entertaining, leading onto a lawn and benefiting from an external tap.

**Tenure & Charges**

Freehold

Estate Mgmt fee of £160.00 per annum

**Services**

Mains water, gas, electricity and drainage.

**Local Authority**

Tewkesbury Borough Council  
Council Tax Band: C

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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