



## 1 Bazeley Road

Matson, Gloucester, GL4 6JB

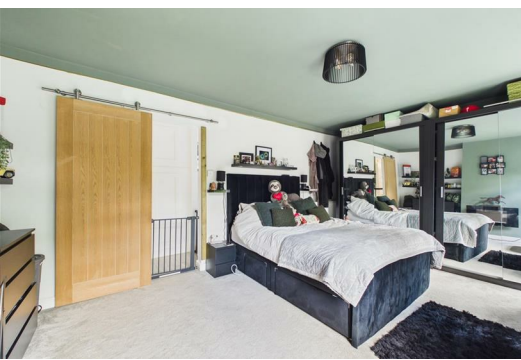
**Offers in excess of £150,000**



Welcome to this delightful ground floor maisonette, ideally positioned in a secluded and peaceful location, offering both privacy and convenience.

Upon entering, you are greeted by a spacious central hallway providing access to all rooms. The property features a well-appointed kitchen, a modern bathroom, two bedrooms & lounge.

A standout feature of this home is the private rear garden, offering a tranquil outdoor space perfect for relaxing, gardening, or hosting guests.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, doors to all rooms.

### Kitchen

Upvc double glazed windows to rear, eye & base level units with roll edge work tops. sink/drain, cooker point, space for appliances, cupboard housing combination boiler, partly tiled walls, laminate flooring.

### Lounge

Upvc double glazed french doors to rear, television point, radiator, power points, laminate flooring.

### Bedroom 1

Two Upvc double glazed windows to front, radiator, power points.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

### Bathroom

Two Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator.

### Outside

We have two private area, one is partly paved, mainly laid to lawn. The second area is paved with a outbuilding.

### Tenure & Charges

Leasehold- 125 Years from 2018  
Charges-Ground Rent- £23.08 per annum.  
Management Charge- £301.02 per annum.  
Buildings insurance- £179.54 per annum.  
Audit Fee- £18.78 per annum.

### Services

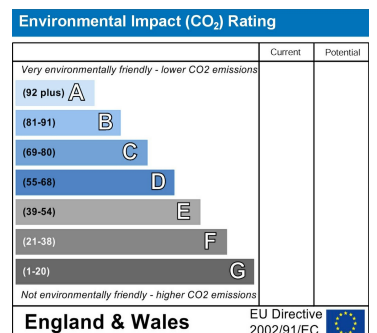
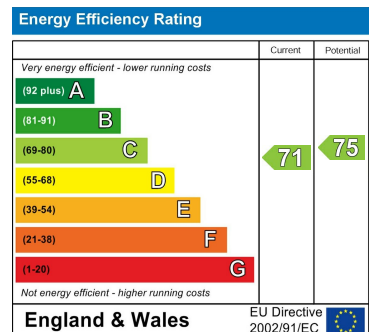
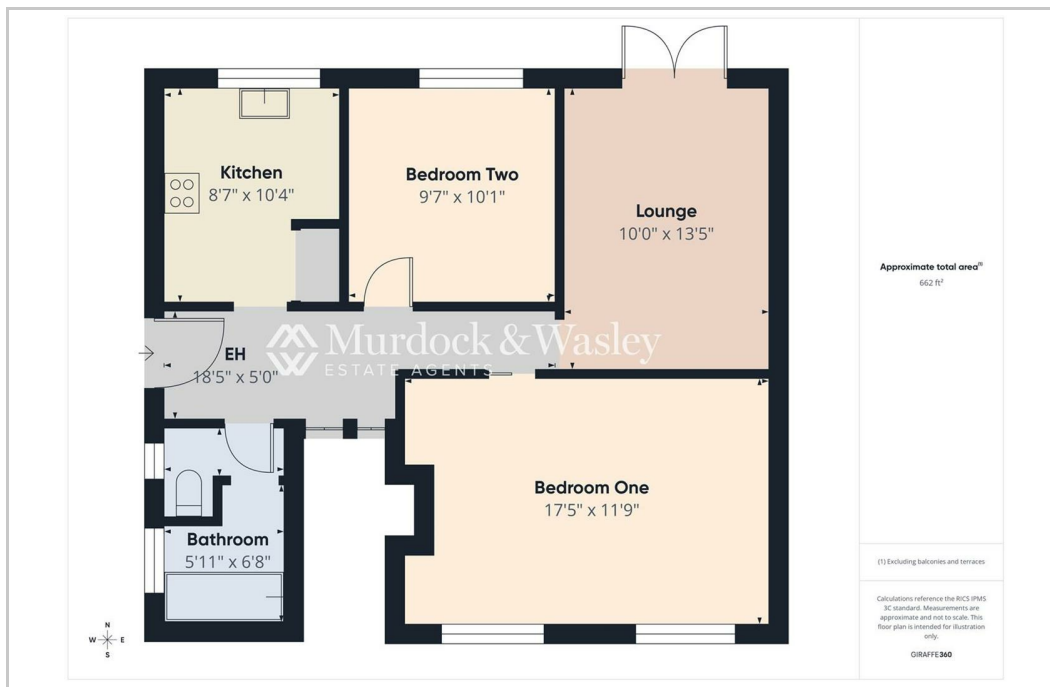
Mains water, electricity & drainage.

### Local Authority

Gloucester City Council- Band A

### Awaiting Vendor Approval

These 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

