



32 Hasfield Close

Quedgeley, Gloucester, GL2 4GJ

Guide price £230,000



Murdock & Wasley Estate Agents are delighted to present this two-bedroom terraced home to the market. Ideally situated within easy reach of local schools, a wide range of amenities, and excellent transport links, the property is an ideal choice for first-time buyers or investors

The accommodation features a well-appointed kitchen, a spacious lounge/diner, two generously sized bedrooms, and bathroom. The home also benefits from an enclosed rear garden, off road parking and garage.



Kitchen

Range of base, drawer and wall mounted units, single sink unit with mixer tap over. Appliance points, power points, eye level oven, four ring gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine. Partly tiled walls, boiler, front aspect upvc double glazed window.

Lounge Diner

Power points, radiator, stairs to first floor landing, Under stairs storage cupboard, rear aspect upvc double glazed window and door leading to the garden.

Bedroom 1

Power points, radiator, door to fitted storage cupboard, rear aspect upvc double glazed window.

Bedroom 2

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising of bath with mixer tap and shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. tiled walls, heated towel rail, UPVC velux window.

Outside

To the front of the property is a level lawn with a

paved pathway leading to the front door, sheltered by a canopy porch. In addition, there is allocated off-road parking directly in front of the garage to the left hand side.

To the rear of the property is a patio area, perfect for outdoor seating and dining, leading onto artificial turf and gravelled area at the rear.

Tenure

Freehold

Services

Mains water, electricity & drainage.

Local Authority

Gloucester City Council

Tax Band: B

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		89
(81-91) B		
(69-80) C	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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