



## 22 Hyatt Close

Longford, Gloucester, GL2 9FF

**£260,000**



Murdock & Wasley Estate Agents are pleased to present to the open market this well-proportioned two-bedroom semi-detached 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

Freehold

### Services

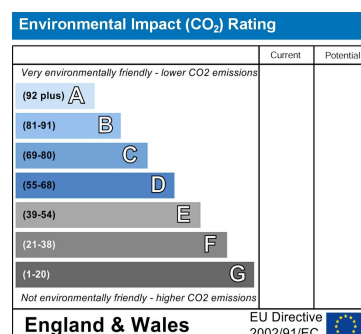
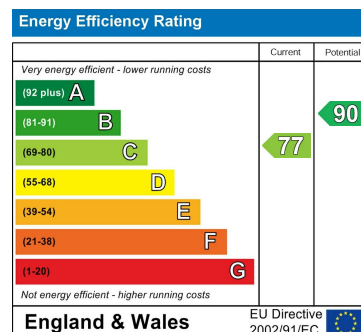
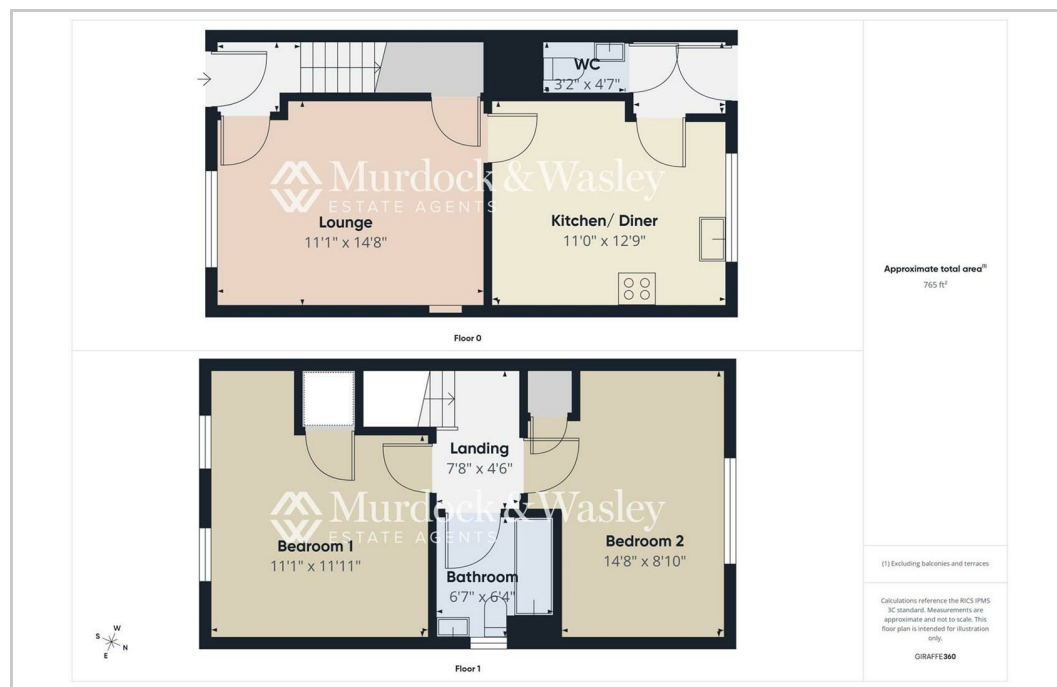
Mains water, gas, electricity and drainage.

### 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.



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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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