



15 Hillfield Court Road

Gloucester, GL1 3QS

£169,950



Murdock & Wasley Estate Agents are pleased to present this well-maintained, two-bedroom, first-floor maisonette to the open market. The property offers spacious living areas, access to communal gardens, and comes with a long lease.

Conveniently located just off Denmark Road, it is close to the city centre, the hospital, the railway station, and the vibrant Quays development at The Docks. This property is an ideal opportunity for both first-time buyers and investors.



Entrance Hall

Accessed through composite double glazed door. Stairs to first floor.

Landing

Power points, radiator, access to loft space, wooden door to storage cupboard, side aspect upvc double glazed window. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, Worcester gas fired boiler, space for fridge/ freezer and washing machine. Tiled flooring, front aspect upvc double glazed window.

Lounge

Tv points, power points, two radiators, space for dining table, coving, front aspect upvc double glazed windows.

Bedroom One

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

Bedroom Two

Power points, radiator, two rear aspect upvc double glazed windows.

Bathroom

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin. Partly tiled walls, vinyl flooring, radiator, side aspect upvc double glazed window.

Outside

The property benefits from communal gardens and resident parking.

Tenure & Charges

Leasehold

Lease: 999 years from 1982

Building Insurance: £200.00 pa

Management Fee: £330.00 pa

Local Authority

Gloucester City Council

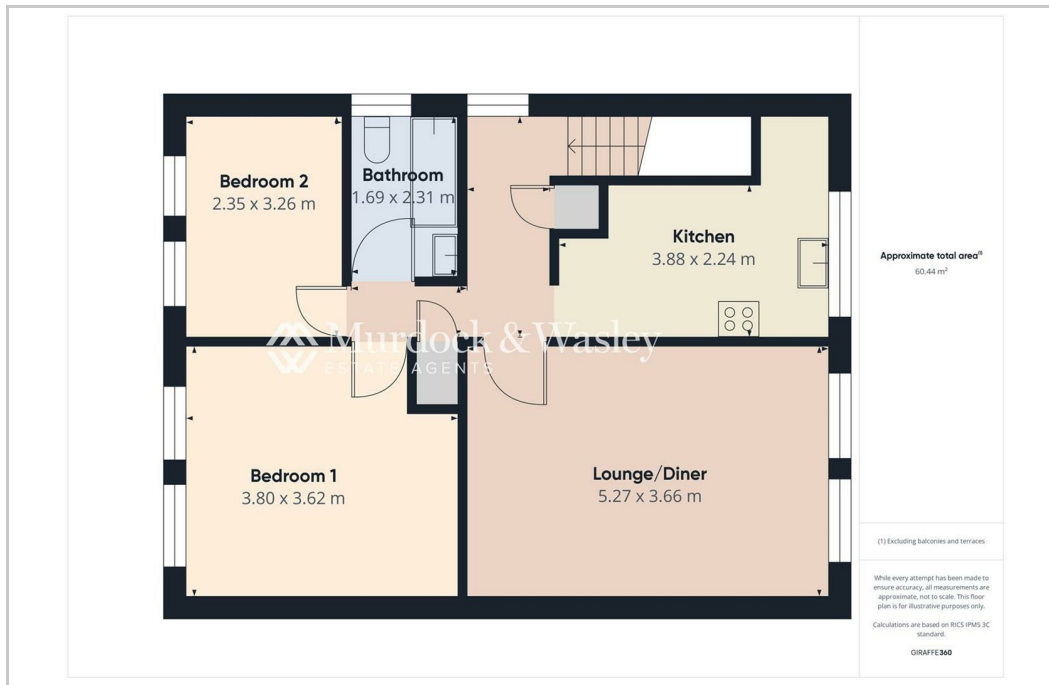
Council Tax Band: B

Services

Mains water, gas, electricity and drainage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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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