



## 20 Huntley Close

, Abbeymead, GL4 4GU

**Offers in excess of £160,000**



We are delighted to welcome to the market this well maintained & spacious ground-floor maisonette, situated in a peaceful cul-de-sac in the sought-after Abbeymead area. Boasting its own private garden and allocated parking, this property is perfectly suited for first-time buyers or investors.

Presented in good condition throughout, early viewing is highly recommended to appreciate all this delightful home has to offer.





## Entrance

Approached via front door, into:

## Lounge/Diner 18'3 x 10'5 (5.56m x 3.18m)

Upvc double glazed windows to front, radiator, television point, power points, storage cupboard, door to:

## Inner Hallway 5'8 x 2'4 (1.73m x 0.71m)

Two storage cupboards, doors leading to kitchen, bathroom & bedroom.

## Kitchen 9'10 x 5'9 (3.00m x 1.75m)

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with electric hob & hood, space for appliances, wall mounted combination boiler, power points, partly tiled walls, radiator.

## Bedroom 9'9 x 8'8 (2.97m x 2.64m)

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

## Bathroom 6'6 x 5'8 (1.98m x 1.73m)

Modern white suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

## Rear Garden

An enclosed garden which is partly paved. mainly laid to lawn.

## To The Front

Two allocated parking spaces & storage cupboard.

## Tenure

Leasehold- 999 years from 1st January 1980 (954 years left)

No management charges.

No ground rent.

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council- Band A

## 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		
(81-91) B		
(69-80) C	74	76
(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.

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