



# 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/drainer, 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.

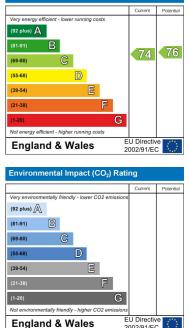
### **Local Authority**

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.





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 firms employment has the authority to make or give any representation or warranty in respect of the property

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

GLOUCESTER 01452 682952 WWW.MWEA.CO.UK







