



7 Hill Hay Road

Matson, Gloucester, GL4 6LR

£235,000



Murdock & Wasley Estate Agents are delighted to present this superbly presented three-bedroom terraced home, ideally positioned within a popular and convenient location.

The property benefits from a newly fitted kitchen and bathroom, a bright and spacious open-plan lounge/diner, an enclosed rear garden, and a generous resin-finished driveway. We anticipate strong interest in this home and therefore highly recommend an early viewing to avoid disappointment.



Entrance Hall

Accessed via upvc double glazed door, power point, radiator, stairs to first floor landing. Door to:

Open Plan Lounge/ Diner

Tv point, telephone point, power points, two radiators, solid wooden flooring, space for dining table, under stairs storage cupboard, front and rear aspect upvc double glazed windows. Door to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over. Integral fridge/ freezer, dishwasher and washing machine. Space for tumble drier, Ideal gas fired combination boiler, breakfast bar, radiator, vinyl flooring, inset ceiling spotlights, front and rear aspect upvc double glazed windows and doors.

Landing

Front aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising double shower cubicle with waterfall shower head, low level wc, wall mounted wash hand basin. Heated towel rail, partly tiled walls, vinyl flooring, inset ceiling spotlights, two front aspect upvc double glazed windows.

Outside

At the front, the property features a stylish resin driveway offering off-road parking for multiple vehicles.

To the rear, a westerly-facing enclosed garden offers a decked area perfect for dining and entertaining, leading to two flat lawn areas and a gravelled section at the far end.

Solar Panels

We are advised that the property benefits from solar panels which are owned outright. These will transferred to the new owner on completion.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: A

Services

Mains water, gas, electricity and drainage.

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		
(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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