



2a Capel Road

Matson, Gloucester, GL4 6JP

£137,000



Murdock & Wasley Estate Agents are delighted to present to the open market this spacious one-bedroom first-floor maisonette, ideally situated in a popular and convenient location close to Robinswood Hill Country Park. A standout feature of the property is the impressive enclosed garden, offering an exceptional outdoor space perfect for entertaining, relaxing, or keen gardeners alike. Further benefits include well-presented accommodation throughout and a modern bathroom. Early viewing is highly recommended to avoid disappointment.



Entrance Hall

Accessed via upvc frosted double glazed door, power points, radiator, storage cupboard with coat hooks, tiled flooring, stairs to first floor landing.

Kitchen

Range of base, wall and drawer mounted units, worktop, one and a half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral fridge and freezer, gas fired combination boiler, partly tiled walls, laminate flooring, front aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, radiator, space for dining table, front aspect upvc double glazed window.

Bedroom

Power points, radiator, rear aspect upvc double glazed window, access to part boarded and insulated loft space.

Bathroom

Suite comprising pea shaped panelled bath with shower off the mains over, vanity wash hand basin with storage below and mixer tap over, low level wc, anthracite heated towel rail, laminate flooring, partly

tiled walls, rear aspect upvc frosted double glazed window.

Outside

To the front of the property a path leads to the front door.

To the side of the property a wooden gate leads to flagstone patio providing space for garden furniture, this leads down to to a garden laid to lawn whilst enclosed by wooden fencing.

Tenure & Charges

Leasehold - 125 years from the 26th of June 1989
Management Company - Gloucester City Homes Management & Maintenance - £250 per annum
Buildings Insurance - £80 per annum
Provision for Renewals/Reserve Fund - £100 pcm
Ground Rent: Peppercorn.

Services

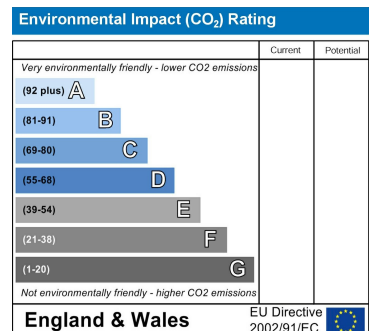
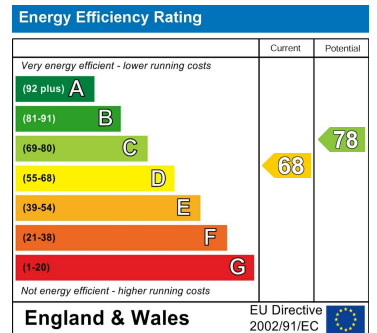
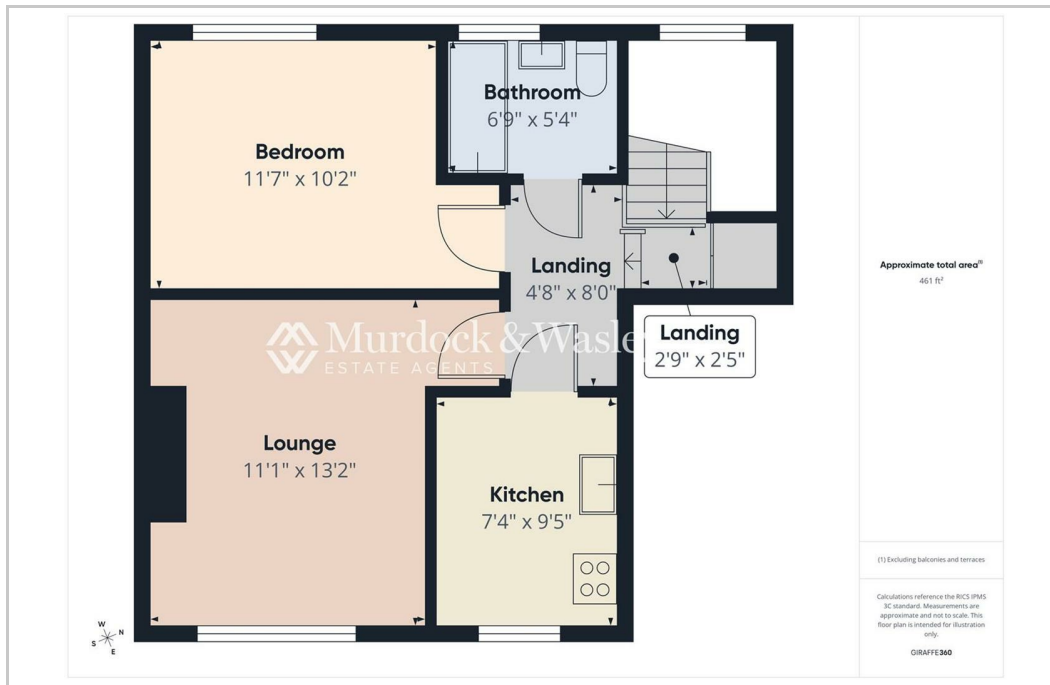
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax 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.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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