Murdock & Wasley
ESTATE AGENTS



7 Hill Hay Road

Matson, Gloucester, GL4 6LR

£235,000

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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.

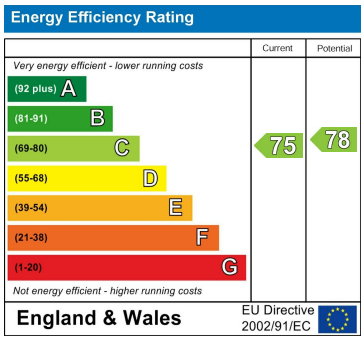
Tenure
Freehold

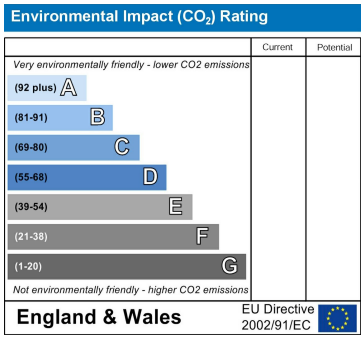
Local Authority
Gloucester City Council
Council Tax Band: A

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.







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.

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

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