



**Hyatt Close, Longford GL2 9FF**  
**£260,000**



# Hyatt Close, Longford GL2 9FF

- Two double bedroom semi-detached home
- Separate living room & kitchen
- Private & enclosed rear garden
- Two allocated parking spaces to the front of the property
- 10 Year NHBC new home guarantee starting in 2017
- Ideal location for access to Cheltenham and Gloucester via a40
- Potential rental income of £1,100 pcm
- EPC rating B82
- Tewkesbury Borough Council - Tax Band B (£1,624.15 per annum)

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## Entrance Hallway

Hallway provides suitable space for shoes and coats whilst providing access to the living room and downstairs w.c.

## Downstairs W.C

White suite cloakroom comprising of w.c and wash hand basin.

## Living Room

Spacious living room allows natural light into the room via the window overlooking the front aspect. Access is provided to the kitchen and stairwell leading to the first floor accommodation.

## Kitchen

Modern kitchen with suitable space for a dining area if required. Ample worktop and storage space is also provided with an array of integrated appliances to include fridge, freezer, dishwasher, automatic washing machine, electric oven and gas hob. Access is provided to a pantry style cupboard located beneath the stairwell whilst French doors open to the rear garden.

## Landing

Spacious landing provides access to both bedrooms and the bathroom.

## Bedroom One

Double bedroom with window overlooking the front aspect and access to a built-in wardrobe with lighting and shelving.

## Bedroom Two

Double bedroom with window overlooking the rear aspect.

## Bathroom

White suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the rear aspect.

## Outside

To the rear, the property benefits from a private rear garden enclosed

with fenced border. Mainly laid to lawn, the garden also benefits from gated side access leading to the front of the property where two allocated parking spaces are located in front of the property itself.

## Location

The popular residential setting of Longford is located a mile from the City Centre and a mile and a half from the popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham, Bristol and other major cities, the property would be favoured by a working professional. Schools, eateries and suitable transport links for commuters compliment the area in addition to various recreational grounds and dog walking routes.

## Material Information

Tenure: Freehold. An annual charge towards the upkeep of the development is payable at £130 per annum paid in half yearly instalments.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band B (£1,624.15 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.



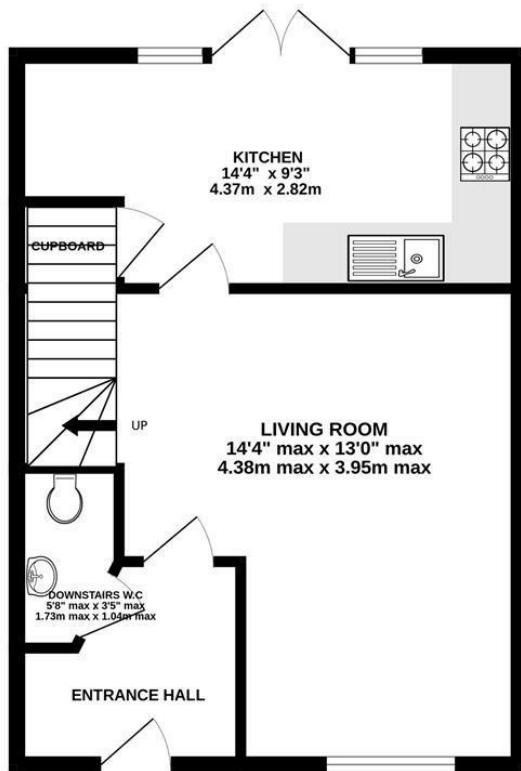
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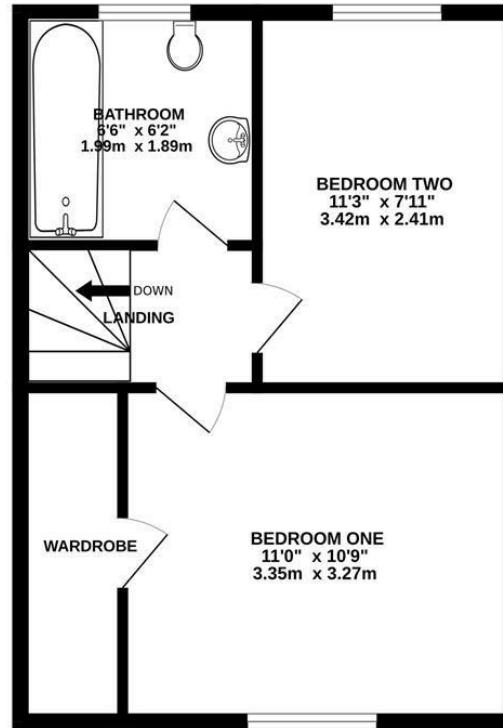
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for identification purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
96 (A)	A		
91 (B)	B		
86 (C)	C		
81 (D)	D		
76 (E)	E		
71 (F)	F		
66 (G)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

