Hayes Court, Longford GL2 9AW

£195,000

naylor powell

Hayes Court, Longford GL2 9AW

• No onward chain • Two bedroom terraced home • New carpets & re-decoration throughout • Enclosed rear garden & allocated parking spaces to the front • Ideal first time buy or investment opportunity • Potential rental income of £1,050 pcm • EPC rating C71 • Tewkesbury Borough Council - Tax Band B (£1,624.15 per annum) 2024/2025

£195,000

Entrance Hallway
Hallway offers convenient space for shoes and coats whilst providing access to the kitchen and living room.

Kitchen
Separate kitchen benefits worktop and storage space with plumbing for an automatic washing machine and space for a dishwasher if required. Space for further free standing appliances is also provided whilst window overlooks the front aspect of the property.

Living Room
Generous sized living room offers convenient space for a dining area if required. French doors provide access to the rear garden whilst the stairwell leads to the first floor landing.

Landing
Spacious landing provides access to a built-in cupboard, both bedrooms, bathroom and to the loft above.

Bedroom One
Double bedroom with built-in storage cupboard above the stairwell and window overlooking the rear aspect.

Bedroom Two
Bedroom with window overlooking the front aspect of the property.

Bathroom
Bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect of the property.

Outside
To the rear, the property benefits from a spacious garden enclosed with fenced borders. Mainly laid to lawn, the garden also provides a patio area ideal for seating and entertaining guests. Gated access to the rear leads to a pathway leading round to the front of the property where two off-road parking spaces allocated to the property is found to the front of the property.

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.
Local Authority and Rates: Tewkesbury Borough Council - Tax Band B (£1,624.15 per annum) 2024/2025.
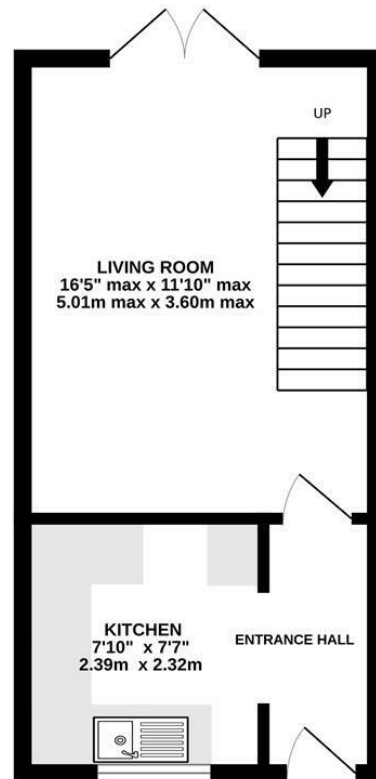Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
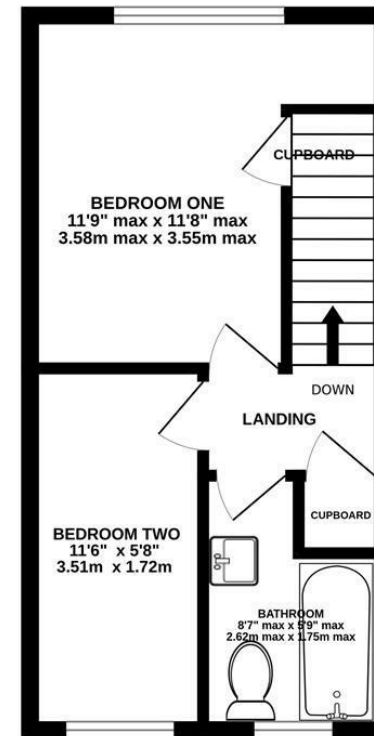Broadband speed: Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

UP

LIVING ROOM
16'5" max x 11'10" max
5.01m max x 3.60m max

KITCHEN
7'10" x 7'7"
2.39m x 2.32m

ENTRANCE HALL

CUPBOARD

BEDROOM ONE
11'9" max x 11'8" max
3.58m max x 3.55m max

DOWN

LANDING

CUPBOARD

BEDROOM TWO
11'6" x 5'8"
3.51m x 1.72m

BATHROOM
8'7" max x 5'9" max
2.62m max x 1.75m max

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. This plan is for illustrative 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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