



## 10D Hyatt Close, Gloucester, GL2 9FF

Offers Over £175,000

Thomas and Thomas are pleased to bring to the market this very presented two bedroom apartment located on the first floor and benefiting from an allocated parking space.

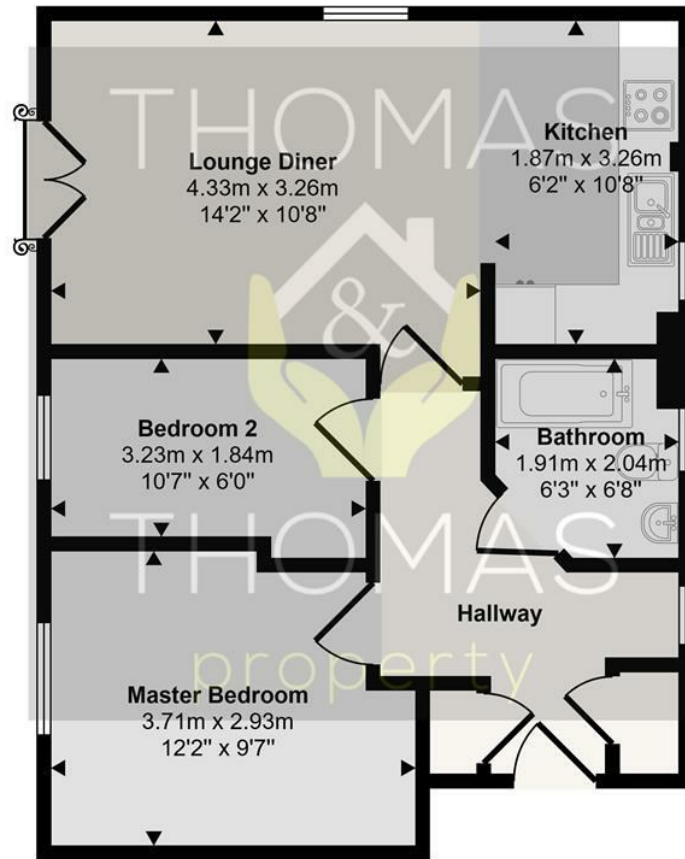
Briefly comprising of: Entrance hall with two storage cupboards, good sized master bedroom, single bedroom and modern tiled bathroom with shower over bath. The open plan lounge / dining room kitchen creates the perfect social space. The kitchen is fully equipped with integrated fridge / freezer, dishwasher and washing machine.

Outside there is an allocated parking space.

This property would make the ideal first home or investment. Please take a look at our virtual tour and call today to book your viewing!

- Two Bedrooms
- First Floor Apartment
- South Facing Juliet Balcony
- Allocated Parking Space
- Gas Central Heating
- Close to Local Amenities

Approx Gross Internal Area  
51 sq m / 550 sq ft

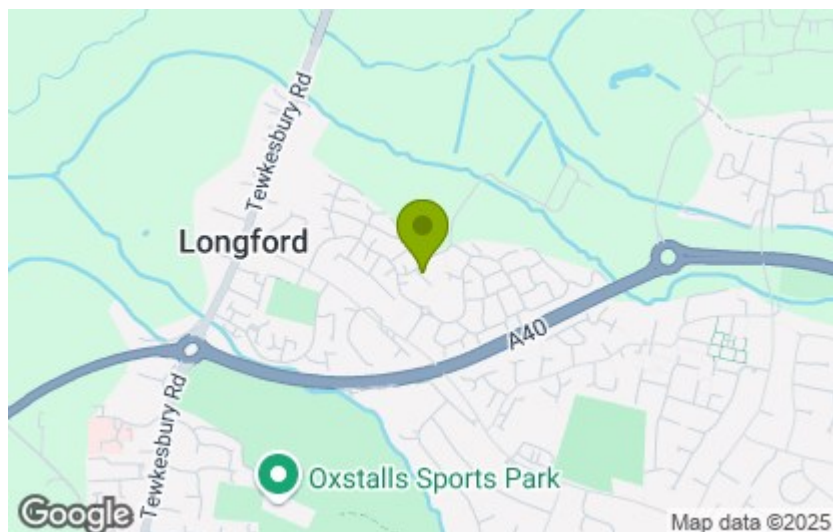


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	84	84
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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