



## 28 Maple Close

Hardwicke, Gloucester, GL2 4YH

**Offers in excess of £220,000**



Murdock & Wasley Estate Agents are thrilled to present this superb three-bedroom, semi-detached house, ideally situated on a desirable corner plot in a popular location. The property features beautifully maintained accommodation, a private and enclosed rear garden, and convenient off-road parking for two vehicles.

We feel this home is perfect for a variety of purchasers and strongly recommend scheduling an early viewing to avoid missing out on this fantastic opportunity!



**Entrance Hall**

Accessed via upvc double glazed door, power point with usb socket, radiator, stairs to first floor landing, laminate flooring. Opening to:

**Kitchen**

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with insinkerator and mixer tap over. Appliance points, power points with usb socket, oven/ grill with four ring gas hob and extractor hood over. Space for tall fridge/ freezer, washing machine and dishwasher. Front aspect upvc double glazed window.

**Lounge/ Diner**

Tv point, telephone point, power points with usb socket, two radiators, under stairs storage cupboard with power points and shelving, bespoke breakfast bar, rear aspect upvc double glazed window and door leading to the garden.

**Landing**

Power point with usb socket, access to fully boarded loft space with power points and drop down ladder. Doors lead off:

**Bedroom One**

Tv point, telephone point, power points with usb socket, radiator, rear aspect upvc double glazed window.

**Bedroom Two**

Tv point, power points with usb socket, radiator, front aspect upvc double glazed window.

**Bedroom Three**

Tv point, power points with usb socket, radiator, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, circular wash hand basin with mixer tap over. Heated towel rail, Ideal gas fired combination boiler, bespoke storage cupboard with shelving, tiled walls, vinyl flooring, front aspect upvc double glazed window.

**Outside**

To the front of the property, you'll find a flat lawn bordered by low level hedges. A pathway leads to a covered front porch, and there is also an outdoor tap.

To the rear of the property, there is a charming enclosed garden. It features a decked area, perfect for placing a table and chairs and for entertaining guests. This area leads to a flat lawn, surrounded by mature flower borders. The garden also includes an apple tree, a polycarbonate shed, and a side gate that provides access to the off-road parking where there are two designated spaces.

**Tenure**

Freehold

**Local Authority**

Stroud District Council  
Council Tax Band: B

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

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