



R B WALTERS ESTATE AGENTS

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Harrier Way, Hunts Grove, Gloucester, GL2 4DB.

Use This Section to Record Your Own Personal Property Notes -

Chain Free

Beautifully Presented

Bosch Appliances

Garage with Power and Light

Easily Maintained Garden with Hot Tub

5 Year Old Crest Nicholson Home

Fully Fitted Kitchen

Four Bedrooms

En Suite to Master Bedroom

Close to Walks and Good Schools

£390,000

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Stunningly presented family home being offered for sale with no onward chain. The property has 5 years NHBC remaining and will be sold including the hot tub and with potential to acquire all current furniture.

This modern detached house is in a popular and sought after location with a vibrant community feel and close to good schools for all ages, recreational parks and walks and all your everyday amenities.

The property has been extremely well maintained by the current owners and provides exceptionally light accommodation throughout which is available to move into immediately with the option to acquire the current furnishings for an additional cost.

The spacious central hallway provides access to all the ground floor rooms including the double aspect living room and fully fitted kitchen/diner complete with Bosch appliances. Upstairs there are 4 generous bedrooms, the master having an en suite shower and the carpets were all replaced in 2022.

The rear garden has a South East aspect and provides a good degree of privacy being a corner plot and easily maintained with a large patio area and artificial grass. There is a covered area private area complete with hot tub.

AGENTS NOTE - Preem Ltd are the management company for Hunts Grove and there is currently an annual maintenance charge of £154 for the period 1/4/2023 - 31/3/2024.

Entrance Hall

Cloakroom

Living Room 20' 11" x 11' 11" (6.37m x 3.63m)

Kitchen/Diner 21' 0" x 11' 2" (6.40m x 3.40m)

First Floor Landing

Bedroom 11' 11" x 8' 8" (3.63m x 2.64m)

En Suite Shower Room

Bedroom 11' 4" x 9' 7" (3.45m x 2.92m)

Bedroom 11' 5" x 9' 4" (3.48m x 2.84m)

Bedroom 8' 9" x 8' 5" (2.66m x 2.56m)

Bathroom

OUTSIDE

Driveway Parking

Garage 19' 4" x 9' 9" (5.89m x 2.97m)

Rear Garden

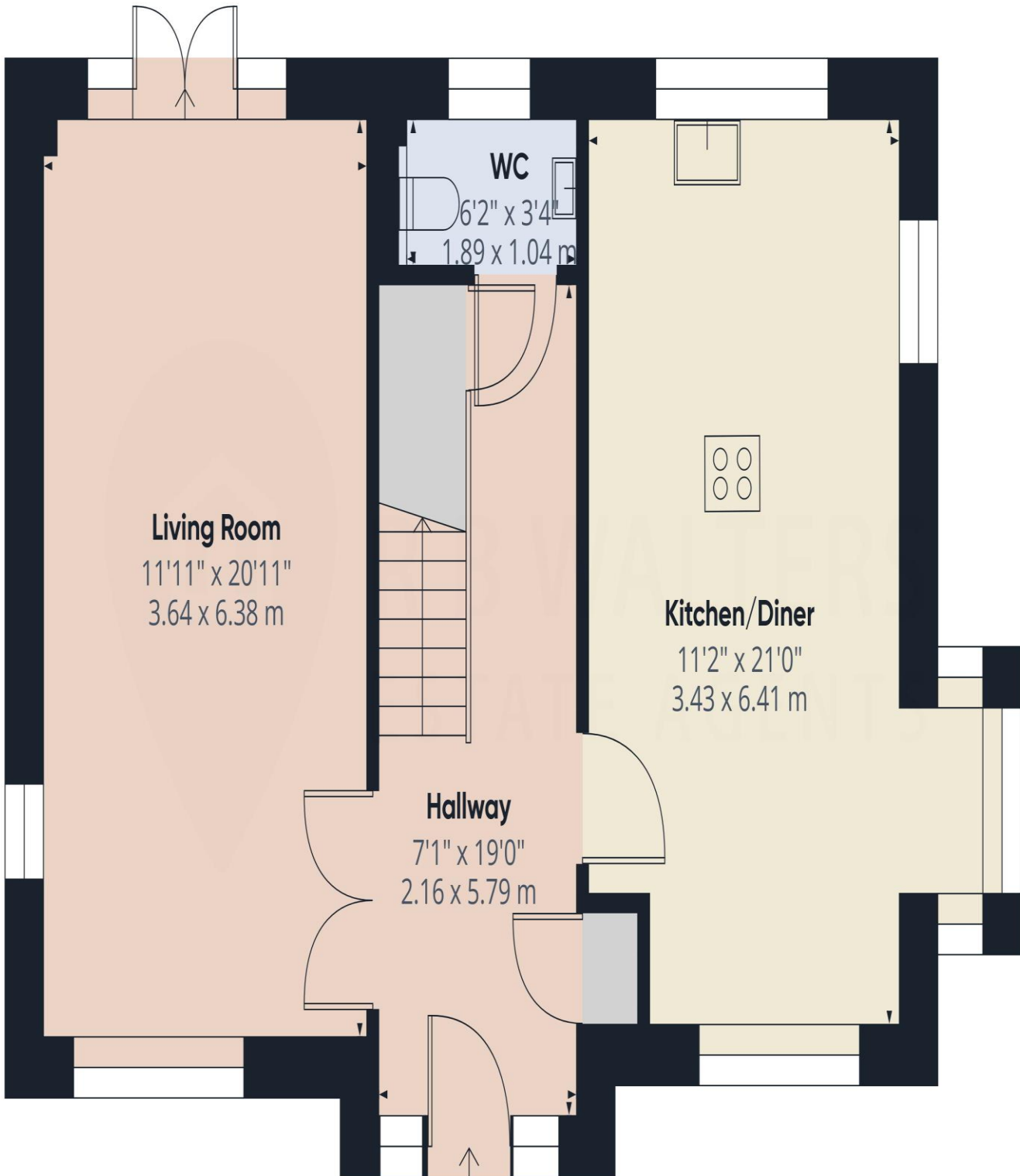
Rear Garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area¹⁰

677.66 ft²

62.96 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor