



Pipit Close, Hardwicke GL2 4ED
£308,000



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• Three bedroom semi-detached property • Immaculately presented throughout • Ample off road parking • Ensuite to master bedroom • Popular position situated on no through road • Potential rental income of £1,450 pcm • EPC rating B85 • Stroud District Council - Tax band C (£2,029.16 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hall

Provides access to Kitchen dining room, WC and stairs to first floor.

Kitchen / Dining Room

The kitchen provides ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, dishwasher, washer dryer, electric oven and four ring gas hob with extractor over. Space for dining table and windows to front and side aspect.

Living Room

Spacious living room with French doors opening out to the back garden.

WC

Wash hand basin and WC. Frosted window to front aspect.

Master Bedroom

Double bedroom with built in wardrobes. Window to rear aspect overlooking the back garden.

Ensuite

Stylish suite comprising WC, wash hand basin and shower enclosure with tiled surround.

Second Bedroom

Double bedroom with window to front aspect.

Third Bedroom

Currently utilised as a home office. Over stairs storage space. Window to front aspect.

Bathroom

Modern bathroom suite providing WC, wash hand basin and bath. Frosted window to side aspect.

Outside

To the front the property benefits from a driveway providing parking for three vehicles with electric car charging point. Accessed via the side gate, the rear garden offers a combination of lawned and decked areas.

Location

Situated approximately five miles from the City centre positioned on the newly developed Hunts Grove Development offering convenient transport links to the City centre and located within close proximity to the M5 ideal for commuter links to other parts of the country. With primary schooling and various shops under development the up and coming area is an ideal location for growing families.

Material Information

Tenure: Freehold with a communal service charge of £132 per annum towards up keep of the communal areas. The charges are paid in half yearly instalments of £66.

Local Authority and Rates: Stroud District Council - Tax band C (£2,029.16 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

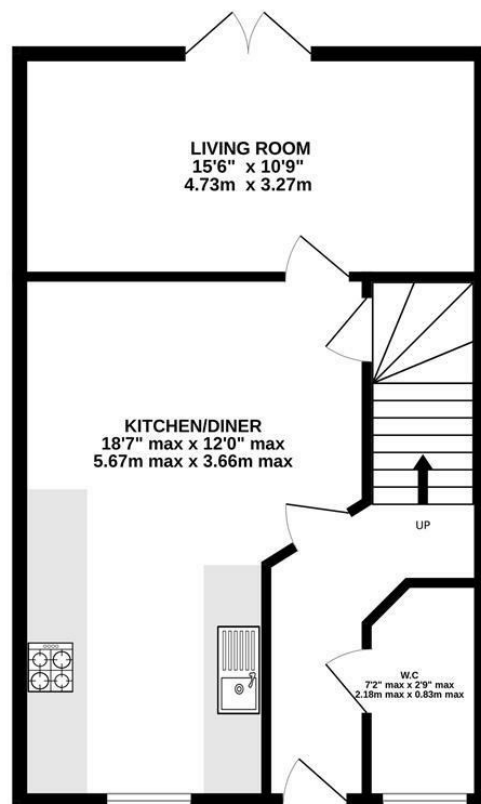
Heating: Gas central heating.

Broadband speed: Standard 10 Mbps, Ultrafast 1000 Mbps download speed.

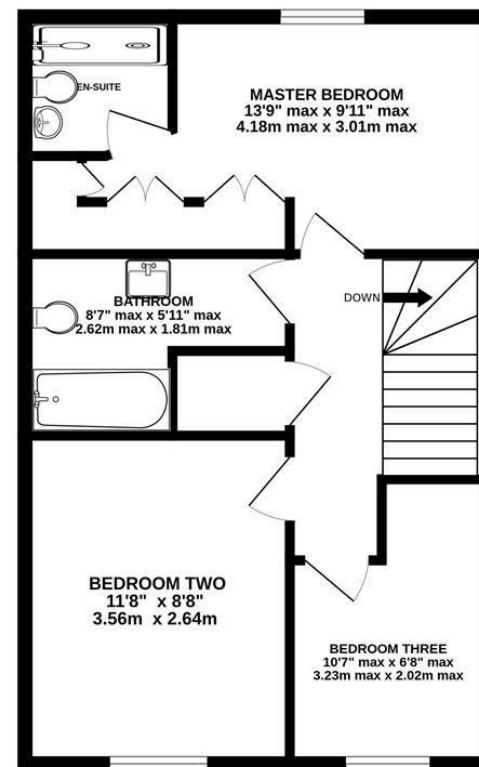
Mobile phone coverage: EE, Three, O2, Vodafone.



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. 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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