



Darleydale Close, Hardwicke GL2 4JJ
£260,000



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- No onward chain
- Rarely available two double bedroom property with waterside views
- Immaculately presented throughout
- Private & enclosed rear garden
- Two private allocated parking spaces
- Peaceful position within close proximity of the Gloucester & Sharpness canal
- Potential rental income of £995 pcm
- EPC rating C71
- Stroud District Council - Tax Band B (£1,454.62 per annum)



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

£260,000

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Entrance Hallway

Spacious hallway, with stone tiled flooring, provides access to the kitchen, living room and downstairs w.c as well as providing access to a built-in storage cupboard located beneath the stairwell.

Kitchen

The kitchen boasts ample worktop space with storage above and below. Space for free standing appliances is provided alongside plumbing for a dishwasher. Window overlooks the front aspect of the property.

Downstairs W.C

Modern white suite cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the front aspect of the property. The present owners have also created a utility area within the room providing additional worktop space with storage cupboards above and plumbing for an automatic washing machine below.

Living Room

The light and airy living room provides convenient space for a dining area if required alongside a lounge area. An abundance of natural light streams into the room via the window and French doors overlooking the rear aspect. Stairwell provides access to the first floor accommodation.

Landing

Landing provides access to both bedrooms, family bathroom, built-in storage cupboard and to the loft above.

Bedroom One

Double bedroom with built-in wardrobes accessed via sliding doors and window overlooking the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect and built-in wardrobes.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin with storage below and bath with shower attachment over.

Outside

The low maintenance rear garden is enclosed with fenced borders. The garden is a perfect sun trap with convenient space for seating to enjoy the sun throughout the summer months. A summer house to the rear of the garden is also found with the potential for additional seating or storage. To the front of the property, direct access to walks along the Gloucester & Sharpness canal are provided with stunning waterside views up and down the canal creating an ideal peaceful setting.

Location

Established and highly sought after, Hardwicke offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately five miles from Gloucester City Centre the location is ideal for both professionals and families alike. Being close to the M5, Hardwicke is a popular area for commuters looking to commute both North and South bound.

Material Information

Tenure: Freehold.

Local Authority and Rates: Stroud District Council - Tax Band B (£1,454.62 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

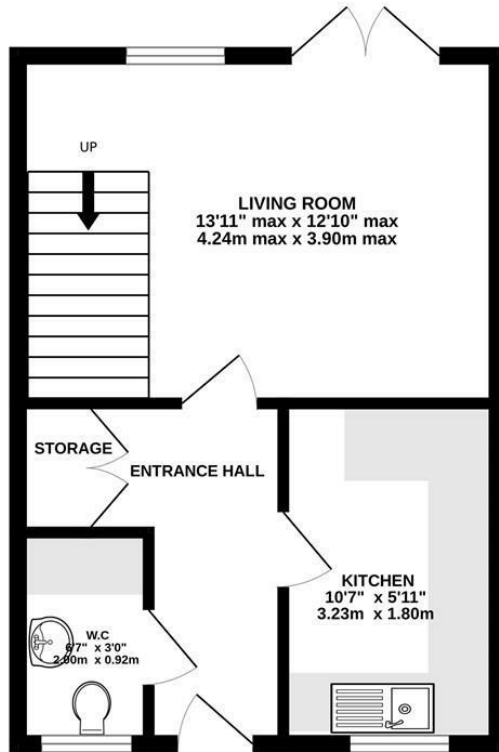
Heating: Gas central heating.

Broadband speed: Standard 15 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

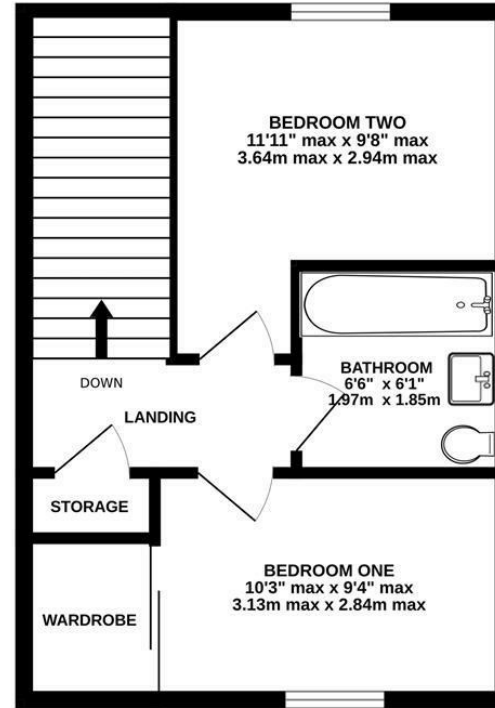
Mobile phone coverage: EE, Vodafone.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

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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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.

