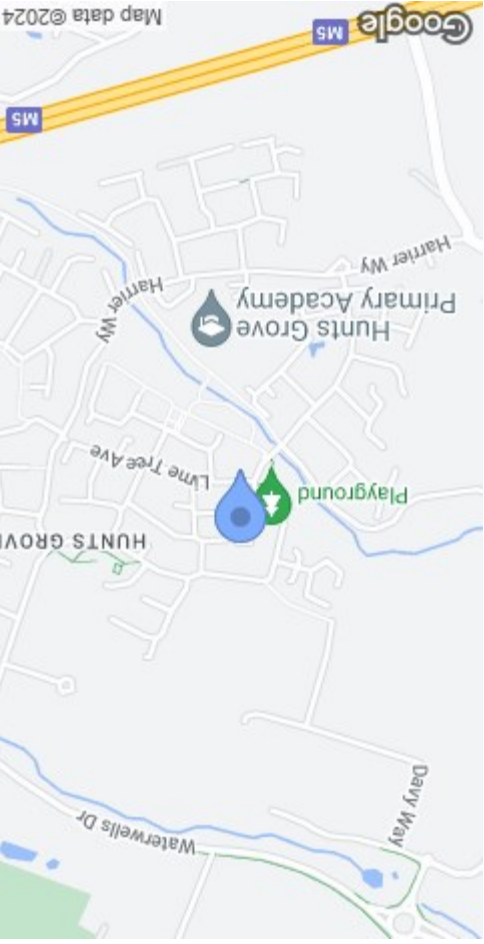


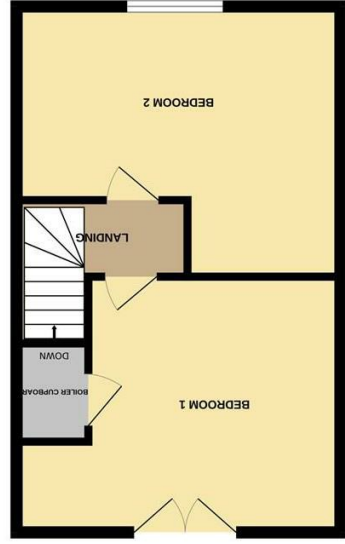


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

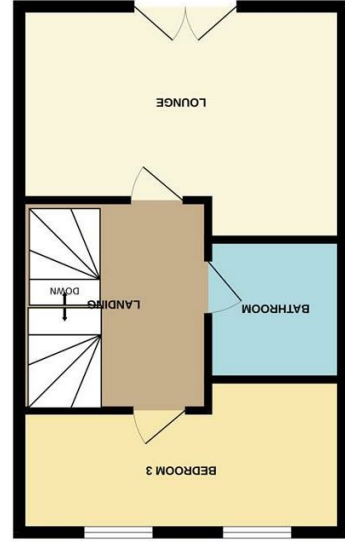
| England & Wales | |
|--------------------------|--|
| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating |
| A (92-100) | A (100-120) |
| B (81-91) | B (80-100) |
| C (69-80) | C (65-80) |
| D (55-68) | D (55-65) |
| E (39-54) | E (45-55) |
| F (21-38) | F (35-45) |
| G (1-20) | G (15-35) |



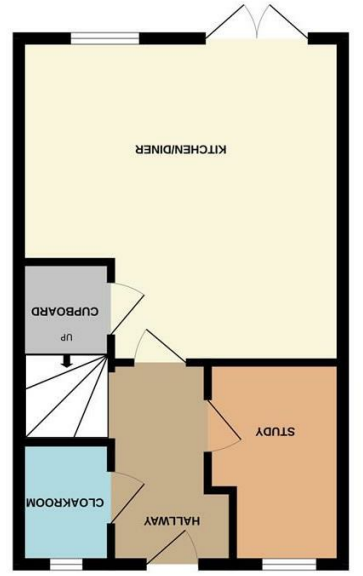
TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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 operation or efficiency can be given.
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2ND FLOOR
 397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
 397 sq.ft. (36.8 sq.m.) approx.



GROUND FLOOR
 397 sq.ft. (36.8 sq.m.) approx.



4 Lime Tree Avenue
 Hardwicke, Gloucester GL2 4AU



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£270,000

Spacious three double bedroom semi detached three storey house with a study and a landscaped rear garden situated in a pleasant edge of development position with views.

Accommodation comprises cloakroom, study, kitchen/diner with French doors onto the garden, lounge with French doors to a Juliet balcony, bedroom three, bathroom with a white suite, bedroom one with French doors to a Juliet balcony and views towards May Hill, bedroom two.

Outside you have a tarmac driveway and a landscaped rear garden with wooden decks and astro turf.

Hardwicke is a village 7 km south of the city of Gloucester. Despite its proximity to Gloucester, the village comes under Stroud Council.

Hardwicke was once renowned for its cider and cheese, this may have led to its survival during the battle for Gloucester in the Civil War – neither side wanted to damage a source of much appreciated sustenance.

Though there is a typical village green and pond on Green Lane, along with some of the village's oldest cottages, there was never a distinct centre to the village and other parts have a distinct "Victorian" feel. Added to this are the newer developments of the 1970s and 1980s, which have gradually become contiguous with the Quedgeley district of Gloucester.

In the centre of the village is the Hardwicke Parochial School which is a Church of England school. The village also benefits from a village hall, a post office, a playing field and two pubs; The Royal British Legion and The Pilot Inn.



Double glazed front door leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off, telephone point.

CLOAKROOM

5'9 x 4'3 (1.75m x 1.30m)

White suite comprising low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, single radiator, upvc double glazed window to front elevation.

KITCHEN/DINER

15'6 x 14'8 max (4.72m x 4.47m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, built in four burner gas hob, electric oven and extractor hood, plumbing for a dishwasher, two radiators, storage cupboard, upvc double glazed window and matching French doors to rear elevation.

STUDY

9'9 x 6'2 (2.97m x 1.88m)

Single radiator, upvc double glazed window to front elevation.

Stairs lead to the first floor.

LANDING

Single radiator, stairs leading off.

LOUNGE

14'9 x 11'2 max (4.50m x 3.40m max)

Single radiator, tv point, upvc double glazed French doors to a Juliet balcony to rear elevation.

BEDROOM 3

14'8 x 7'3 max (4.47m x 2.21m max)

Single radiator, two upvc double glazed windows to front elevation.

BATHROOM

6'9 x 6'9 max (2.06m x 2.06m max)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, shaver point.

From the first floor landing stairs lead to the second floor.

LANDING

Upvc double glazed window to side elevation.

BEDROOM 1

14'8 x 12'5 max (4.47m x 3.78m max)

Single radiator, tv point, built in storage cupboard housing the gas fired central heating boiler, upvc double glazed French doors with a Juliet balcony to front elevation with views over the surrounding countryside and May Hill beyond.

BEDROOM 2

14'9 x 12'6 max (4.50m x 3.81m max)

Access to loft space, single radiator, upvc double glazed window to rear elevation.

OUTSIDE

There is a paved and gravelled front garden and to the side there is a tarmac driveway providing off road parking.

To the rear there is a pleasant enclosed landscaped garden with wooden decked patios, astro turf area with raised flower borders, plants, shrubs, bushes, trees, wooden built garden shed and the whole is surrounded by brick walling.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C

Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Glos. GL5 4UB.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Cole Avenue proceed along the dual carriageway towards Bristol, at the roundabout turn left into Waterwells Drive and at the next roundabout take the second exit off continuing along Waterwells Drive. At the next roundabout take the second exit into Marconi Drive bearing right into Hunts Grove Drive taking the second left into Hunters Way. Continue along here and take the second left into Lime Tree Avenue where the property can be found after a short distance on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

