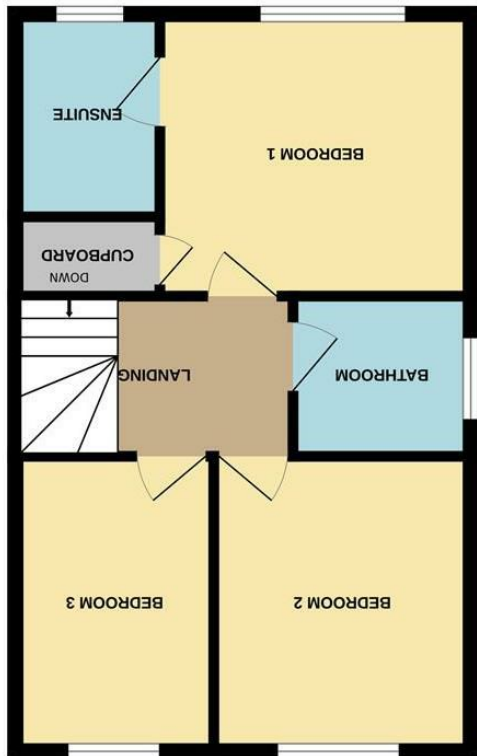
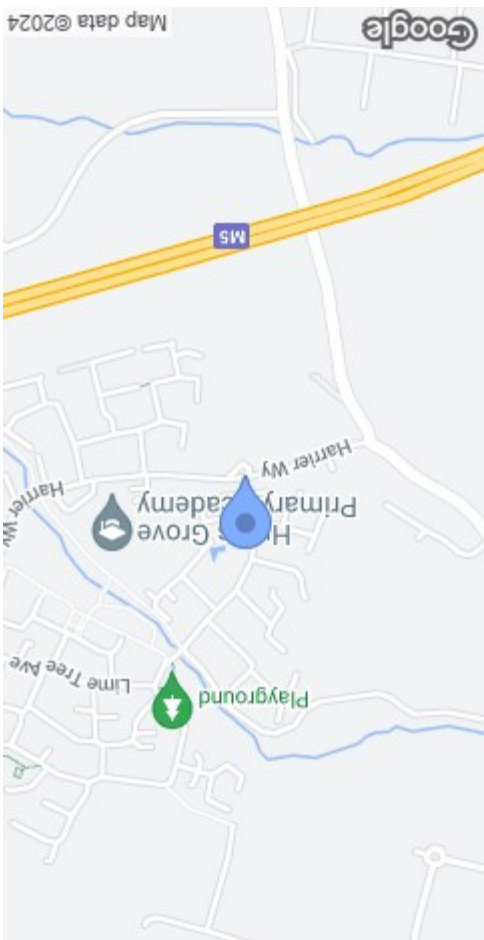


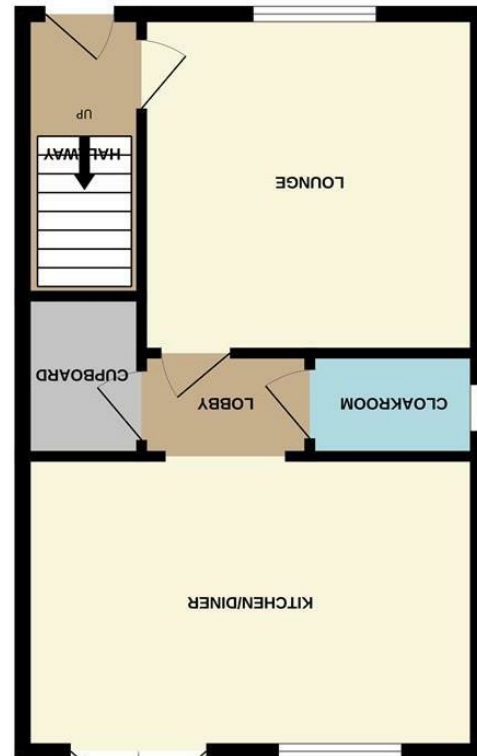


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 84	 95



1ST FLOOR (41.2 sq.m.) approx.



GROUND FLOOR (41.2 sq.m.) approx.

Measure 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. This plan is 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. Made with Metropix ©2024



58 Harrier Way  
 Hardwicke, Gloucester GL2 4EE

**£299,995**

Spacious three year old three bedroom semi detached house with an en-suite shower room situated in a pleasant edge of development position with views and having 7 years remaining on the NHBC Guarantee.

Accommodation comprises hallway, lounge, inner hallway, cloakroom, kitchen/diner and on the first floor bedroom one with its en-suite shower room, bedroom two, bedroom three and the family bathroom.

Outside you have a tarmac driveway providing off road parking and a small front garden.

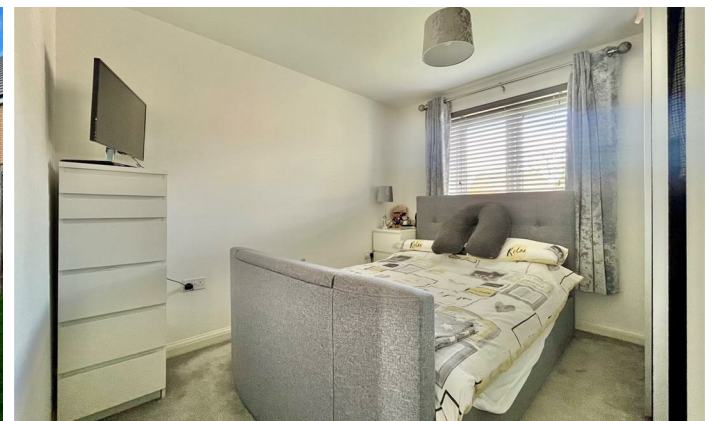
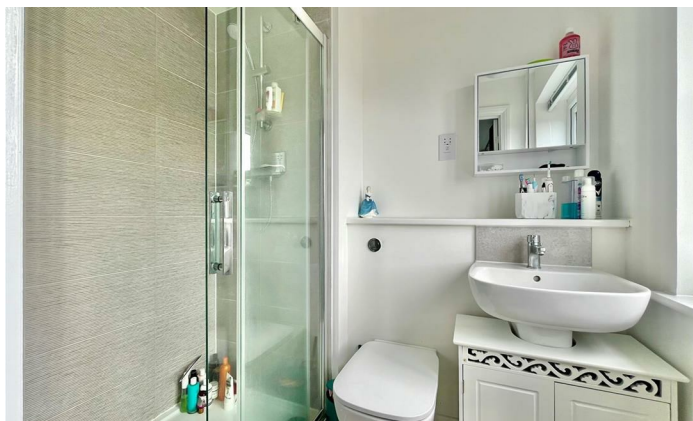
At the rear of the property there is an enclosed garden with a lawn, paved patio and a wooden built garden shed.

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.



Partially glazed front door leads into:

**ENTRANCE HALLWAY**

Single radiator, stairs leading off.

**LOUNGE**

13'6 x 12' max (4.11m x 3.66m max)

Single radiator, tv point, upvc double glazed window to front elevation overlooking the surrounding area and hillsides beyond.

**INNER HALLWAY**

Built in storage cupboard.

**CLOAKROOM**

5'8 x 4'7 (1.73m x 1.40m)

Low level w.c., wash hand basin with a mixer tap, single radiator, upvc double glazed window to side elevation

**KITCHEN/DINER**

17'2 x 9'8 (5.23m x 2.95m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, built in dishwasher, space for table and chairs, upvc double glazed window and French doors to rear elevation onto the garden.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Access to loft space.

**BEDROOM 1**

13'6 x 10'8 max (4.11m x 3.25m max)

Single radiator, tv point, upvc double glazed window to front elevation with views, through to:

**EN-SUITE SHOWER ROOM**

6'6 x 5'2 (1.98m x 1.57m)

Double shower enclosure and unit, wash hand basin with a mixer tap, low level w.c., shaver point, single radiator, upvc double glazed window to front elevation.

**BEDROOM 2**

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

Single radiator, upvc double glazed window to rear elevation.

**BEDROOM 3**

11'3 x 7' max (3.43m x 2.13m max)

Built in storage cupboard, single radiator, upvc double glazed window to rear elevation.

**BATHROOM**

7'2 x 5'5 (2.18m x 1.65m)

White suite comprising panelled bath with a shower unit over, low level w.c., wash hand basin with a mixer tap, partially tiled walls, shaver point, single radiator.

**OUTSIDE**

The front garden is laid to lawn with a pathway leading to the front door. There is a driveway providing off road parking.

To the rear there is a garden mainly laid to lawn with a paved patio and wooden built garden shed.

**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 Cole Avenue take the dual carriageway towards Kingsway passing over the first set of traffic lights then turning left at the roundabout into Waterwells. Continue right to the end and at the roundabout turn right into Hunts Grove then take the first left into Harrier Way where the property can be located.

**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.

