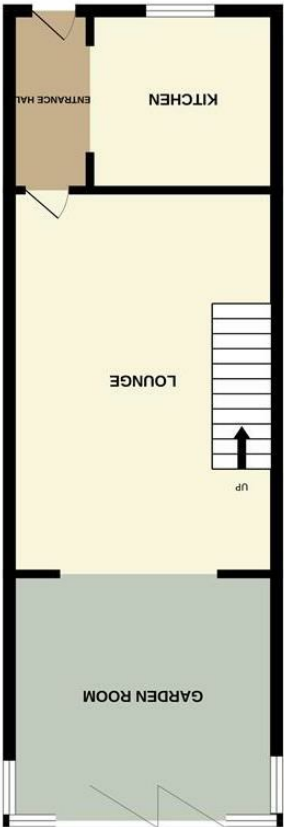


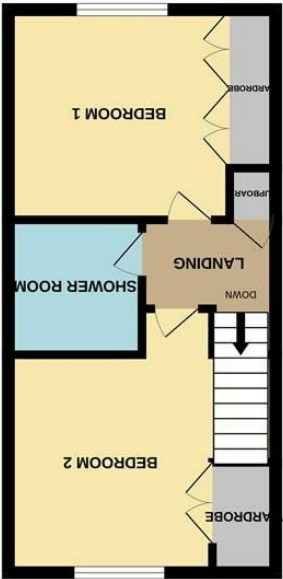


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

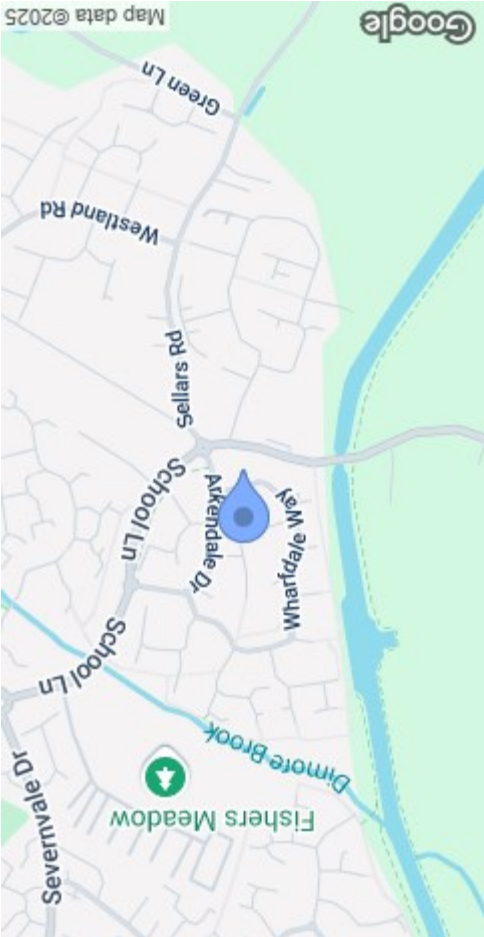
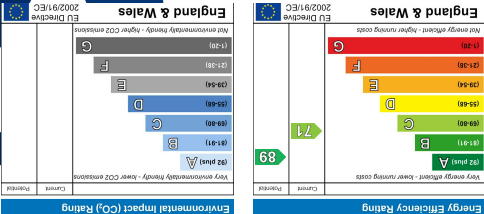
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR



7 Wharfdale Way  
Hardwicke, Gloucester GL2 4JE



£249,995

Extended chain free two double bedroom terraced house with a garden room and a single garage situated in a popular convenient family area.

Accommodation comprises hallway, fitted kitchen with built in appliances, lounge that opens to the garden room with bifold doors and a woodburner, bedroom one, bedroom two and the shower room.

Outside of the property you have an enclosed rear garden that needs landscaping and off road parking leading to the single garage.

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.



**STORM PORCH**

Store cupboard, hot and cold water supply, door into:

**ENTRANCE HALL**

Radiator, power points.

**KITCHEN**

8'6 x 8' (2.59m x 2.44m)

Matching base and wall units, solid oak worktop, single sink with drainer, built in oven, multi function oven, halogen hob, extractor hood, washing machine, dishwasher and fridge/freezer, power points, gas boiler, double glazed window to front elevation.

**LOUNGE**

16'8 x 12'3 max (5.08m x 3.73m max)

Radiator, power points, two tv points, stairs leading off, through to:

**GARDEN ROOM**

11'3 x 11'1 (3.43m x 3.38m )

Woodburner, radiator, power points, double glazed bifold doors leading into the garden.

From the lounge stairs lead to the first floor.

**LANDING**

Access to loft space, power points, airing cupboard.

**BEDROOM 1**

10' x 9'7 (3.05m x 2.92m)

Built in wardrobes, radiator, power points, double glazed windows to front elevation.

**BEDROOM 2**

12'3 x 11' max (3.73m x 3.35m max)

Built in wardrobe, radiator, power points, sink, double glazed window to rear elevation.

**BATHROOM**

6'3 x 6'1 (1.91m x 1.85m)

Shower cubicle, sink, low level w.c., shaver point heated towel rail.

**OUTSIDE**

To the front there is a small paved garden area.

The rear garden is laid to patio with fencing to sides and rear. There is also an allocated parking space and a:

**GARAGE**

17'6 x 8'1 (5.33m x 2.46m )

Up and over door to front elevation.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest

information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**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 "Tesco" roundabout in Quedgeley continue along Bristol Road and at the next roundabout take the third exit off into Fieldcourt Drive. Continue along here and at the roundabout take the first exit off into School Lane and at the next roundabout take the last exit off into Arkendale Drive then the first turning left into Wharfdale 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).

