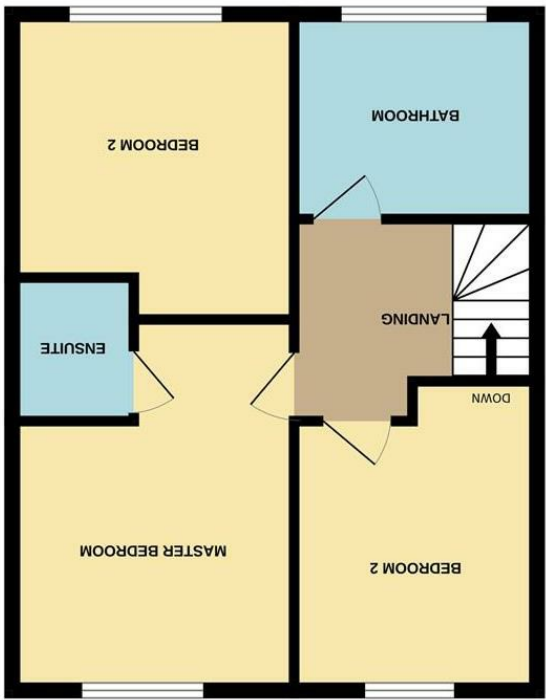
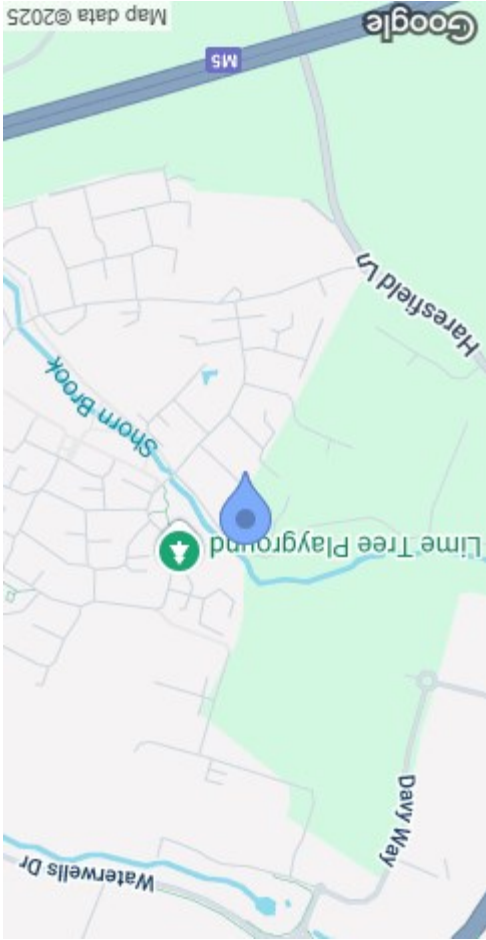


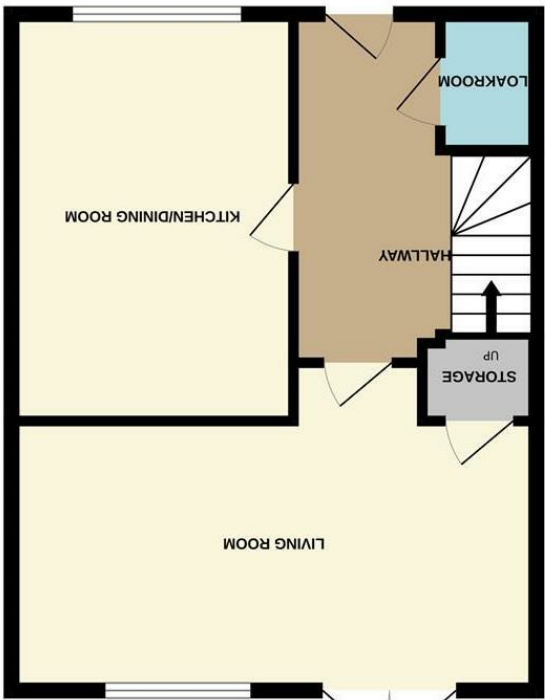
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future
Very energy efficient - low running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not energy efficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Very low/much lower than average - lower CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not low/much lower than average - higher CO ₂ emissions	
EU Directive 2002/91/EC	



1ST FLOOR
485 sq. ft. (45.0 sq.m.) approx.



GROUND FLOOR
485 sq. ft. (45.0 sq.m.) approx.



9 Velthouse Close
Hardwicke, Gloucester GL2 4ES

£265,000

A beautifully presented three bedroom mid terrace property having a landscaped south facing private rear garden and is offered with no onward chain.

The accommodation briefly comprises entrance hall, cloakroom, kitchen/dining room and living room whilst on the first floor three bedrooms with the master having an en-suite shower room and a modern family bathroom.

Additional benefits include gas fired central heating, upvc double glazing throughout, 7 years remaining on the warranty and off road parking for two vehicles with an electric charge point.

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.



Composite door leads into:

ENTRANCE HALL
Various doors leading off, radiator, stairs leading off, laminate wood flooring.

CLOAKROOM
White suite comprising modern wash hand basin with tiled splashback, close coupled w.c., radiator, laminate wood flooring.

KITCHEN/DINING ROOM
15'8" x 9'2" (4.78m x 2.80m)
Modern kitchen comprising of a range of base, drawer and wall mounted units, stainless steel sink and drainer unit with mixer tap over, wood block effect worktops, space for larder style fridge/freezer, space and plumbing for automatic washing machine, space for tumble dryer, gas hob with extractor hood over and oven beneath, laminate wood flooring, radiator, upvc double glazed window to front aspect.

LIVING ROOM
16'4" x 10'5" (4.98m x 3.20m)
Power points, radiator, understairs storage cupboard, laminate wood flooring, upvc double glazed window and French doors to the private south facing rear garden.

From the entrance hall stairs lead to the first floor.

LANDING
Radiator, access to roof space, various doors leading off.

MASTER BEDROOM
9'1" x 8'11" (2.78m x 2.72m)
Radiator, power points, upvc double glazed window to rear aspect, through to:

EN-SUITE SHOWER ROOM
Modern white suite comprising pedestal wash hand basin with tiled splashbacks, close coupled w.c., double fully tiled shower cubicle, radiator, wall mounted mirror fronted medicine cabinet.

BEDROOM 2
9'6" x 9'1" (2.90m x 2.78m)
Radiator, power points, upvc double glazed window to front aspect.

BEDROOM 3
10'5" x 6'11" (3.20m x 2.12m)
Currently used as a dressing room, radiator, power points, upvc double glazed window to rear aspect.

BATHROOM
Modern white suite comprising close coupled w.c., pedestal wash hand basin, modern bath with shower over, tiled splashbacks, upvc double glazed opaque window to front aspect.

OUTSIDE
To the front of the property and to the side there is parking for two vehicles and a pathway leads to the front door.

The south facing and private rear garden is landscaped with a lawned area, well stocked raised flower bed with shrubs and bushes, gravelled area, timber store shed, patio area and is all enclosed by timber panel fencing. A pathway gives access along the rear of the properties taking you out to the front.

SERVICES
Mains water, electricity, gas and drainage.

MANAGEMENT FEE
£196.00 Per Annum.

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

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
On approaching Hunts Grove proceed along Hunts Grove Drive onto the newest part of the estate turning right into Velthouse Close where the property can be found 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.