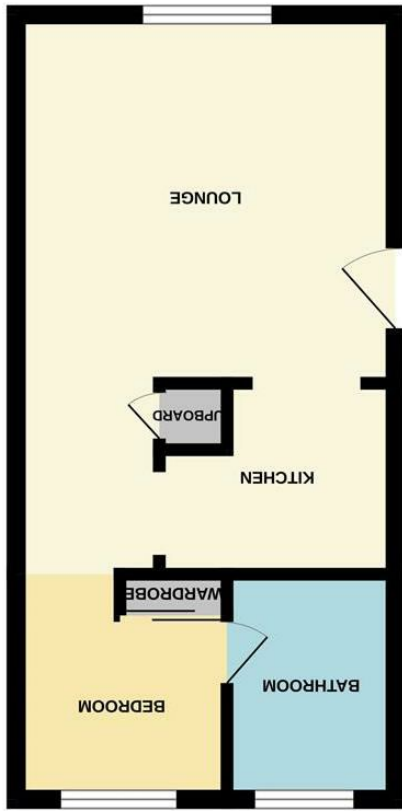
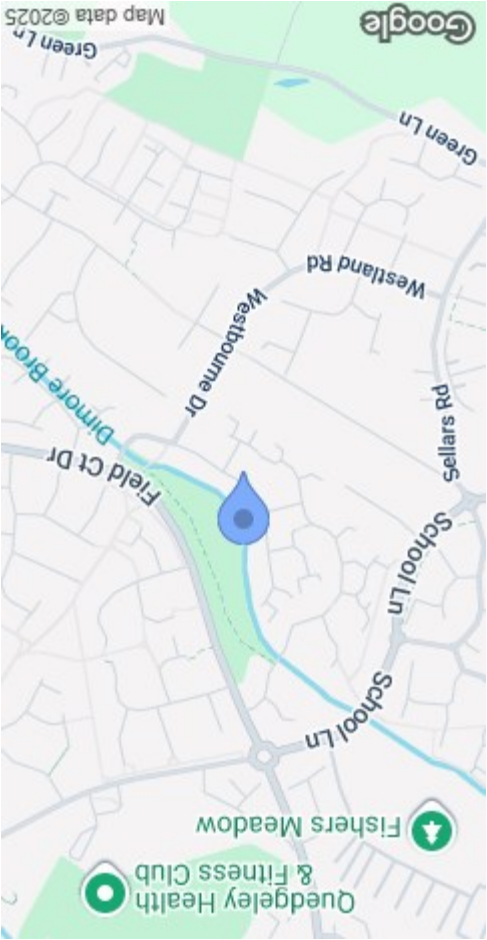


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



STEVE GOOCH
ESTATE AGENTS | EST 1985

£110,000

Very well presented one bedroom first floor apartment with allocated off road parking, upvc double glazing, modern fitted kitchen units and a 25% share of the freehold situated in a convenient position.

Accommodation comprises, lounge that opens to the kitchen that is fitted with built in appliances, bedroom with a fitted wardrobe and the bathroom with a white suite.

Outside of the property you have allocated off road parking.

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.



Communal upvc entrance door leads into:

COMMUNAL ENTRANCE HALL

Stairs leading to the landing then into no 83.

LOUNGE

17' x 10'1 max (5.18m x 3.07m max)

Wall mounted gas fired heater, tv point, built in storage cupboard, upvc double glazed window to front elevation, archway through to:

KITCHEN

6'8 x 5'8 (2.03m x 1.73m)

Base and wall mounted units, laminated worktops, single drainer stainless steel sink unit with a mixer tap, built in electric oven and hob, freestanding washing machine and fridge/freezer, access to loft space, extractor fan, breakfast bar.

BEDROOM

8'6 x 6'9 max (2.59m x 2.06m max)

Built in wardrobe, wall lights, upvc double glazed window to rear elevation.

BATHROOM

6'9 x 4'9 (2.06m x 1.45m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash

hand basin chrome heated towel rail, shaver point and light, partially tiled walls, upvc double glazed window to rear elevation.

OUTSIDE

There is allocated off road parking for one vehicle.

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

TENURE

Leasehold.

LEASE

997 Years Remaining.

MAINTENANCE CHARGES

None - 25% Share Of The Freehold.

GROUND RENT

Peppercorn.

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 Bristol Road in Quedgeley turn right into Fieldcourt Drive and proceed along here taking the second left hand turning into Overbrook Road where the property can be located 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).