



5 Nightingale Close, Hardwicke, Gloucester, Gloucestershire, GL2 4EB

£315,000

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**Farr & Farr** Sales  
Lettings 

**5 Nightingale Close, Hardwicke,  
Gloucester, GL2 4EB**

**£315,000**

Built in 2020, this immaculately presented three-bedroom house is well positioned within a modern housing development and benefits from a large rear garden.

The front door opens into an entrance hall with ground floor WC. Through the entrance hall, the spacious kitchen / dining room provides plenty of space for dining furniture while the modern kitchen is fitted with a good range units. At the rear of the property, the living room benefits from double doors leading onto a small patio and into the spacious rear garden.

Stairs lead to the first floor of the property with the master bedroom featuring fitted wardrobes and an en suite with WC, basin, heated towel rail and enclosed shower. Two further bedrooms over look the front aspect while the family bathroom completes the property and comprises a WC, basin, heated towel rail and bath with shower over. To the rear, the garden is mostly laid to lawn which benefits from side access off the driveway which is big enough for two cars.

The property is currently Tenanted but a sale is chain-free.

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**Entrance Hall**

Front door into entrance hall. Radiator. Stairs to first floor landing.

**Cloakroom**

WC. Basin. Radiator. Laminate flooring.

**Kitchen / Dining Room 18' 10" x 12' 0" (5.74m x 3.65m)**

Double glazed window to front. Modern kitchen with a range of wall, base and drawer units. Fitted oven. Gas hob with extractor hood over. sink with mixer tap over. Radiator. Laminate flooring.

**Living Room 15' 7" x 10' 10" (4.74m x 3.29m)**

Double glazed French doors and windows to rear. Two radiators. Laminate flooring.

**First Floor Landing**

Cupboard. Access to loft.

**Bedroom One 15' 7" x 11' 7" (4.74m x 3.54m)**

Double glazed window to rear. Carpet. Radiator. Fitted cupboards.

**En Suite 7' 8" x 4' 7" (2.34m x 1.40m)**

WC. Basin. Enclosed shower. Part-tiled walls. Heated towel rail.

**Bedroom Two 11' 8" x 8' 8" (3.56m x 2.63m)**

Double glazed window to front. Carpet. Radiator.

**Bedroom Three 8' 4" x 6' 8" (2.53m x 2.03m)**

Double glazed window to front. Carpet. Radiator.

**Bathroom 8' 8" x 6' 2" (2.63m x 1.87m)**

WC. Basin. Bath with shower over. Heated towel rail. Part-tiled walls.

**External**

Large rear garden mostly laid to lawn. Area of patio. Side access. Off-road parking.

**Agent Notes**

EPC - B

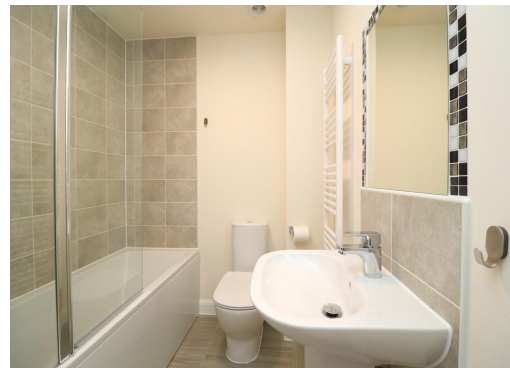
Council Tax - C

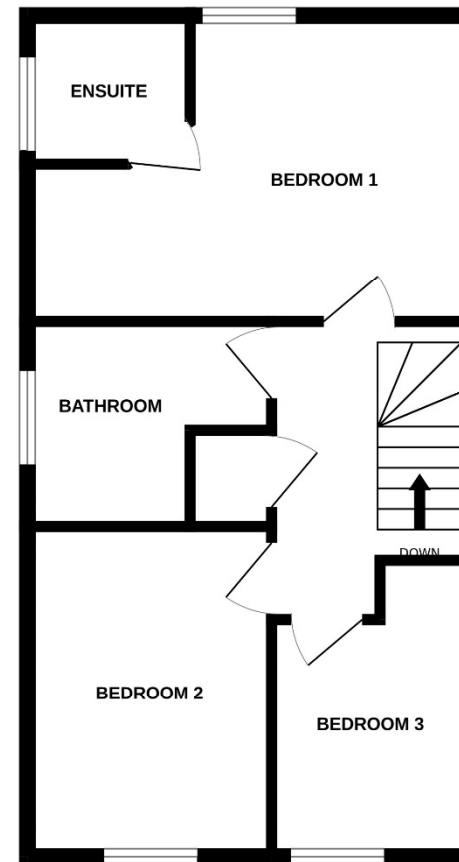
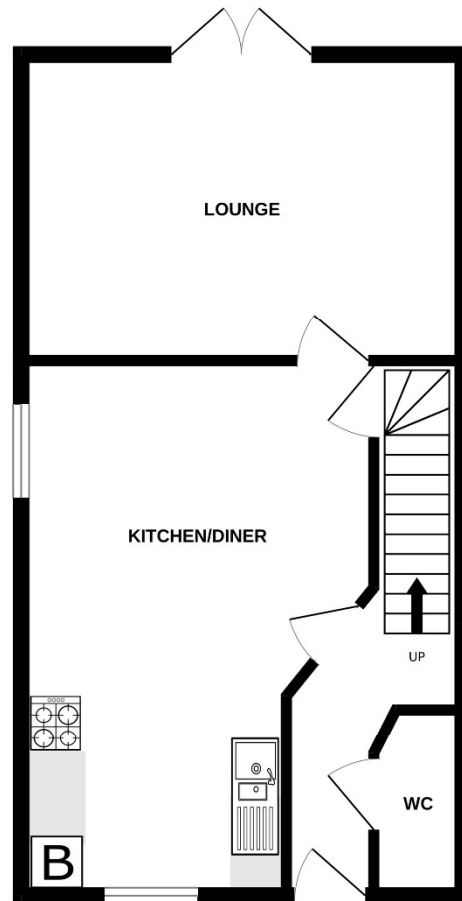
The property is chain-free but currently occupied by Tenants on an assured shorthold tenancy agreement.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	







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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

#### City Centre

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@farrandfarr.co.uk

#### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@farrandfarr.co.uk

#### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@farrandfarr.co.uk

#### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@farrandfarr.co.uk