



**Knotgrass Way, Hardwicke, Gloucester**

Freehold

**£395,000**

**13 Knotgrass Way, Hardwicke,  
Gloucester, Gloucestershire, GL2 4DY**

**£395,000**

Freehold. Council Tax Band E



**4 Bedrooms**



**2 Bathrooms**



**2 Receptions**

### Features

\*Upvc Double Glazing \* Large Enclosed Rear Garden

\*Four Double Bedrooms \*Two Reception Rooms

\*Single Garage & Parking \* En-Suite To Bedroom One

\*Gas Central Heating \* Energy Rating B  
\* \*

### Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### The Property

FOUR DOUBLE BEDROOM DETACHED HOUSE WITH LARGE REAR GARDEN LOCATED ON KNOTGRASS WAY, HARDWICKE! The accommodation comprises of; Entrance hall, cloakroom, living room & kitchen/diner. On the top floor we have; Four DOUBLE bedrooms & family bathroom. Further benefits are; Upvc double glazing, gas central heating, utility room off kitchen/diner, en suite to bedroom one, single garage & parking for FOUR cars! To arrange your viewing call us today on 01452 543200.

**Entrance Hall** 14' 2" x 9' 8" (4.31m x 2.94m)

### Cloakroom

**Living Room** 19' 9" x 10' 11" (6.02m x 3.32m)

**Kitchen/Diner** 18' 7" x 13' 11" (5.66m x 4.24m)

**Utility room** 6' 4" x 5' 6" (1.93m x 1.68m)

### Landing

**Bedroom 1** 12' 3" x 11' 3" (3.73m x 3.43m)

**En-suite** 12' 3" x 4' 7" (3.73m x 1.40m)

**Bedroom 2** 11' 4" x 10' 2" (3.45m x 3.10m)

**Bedroom 3** 11' 11" x 9' 4" (3.63m x 2.84m)

**Bedroom 4** 11' 0" x 7' 1" (3.35m x 2.16m)

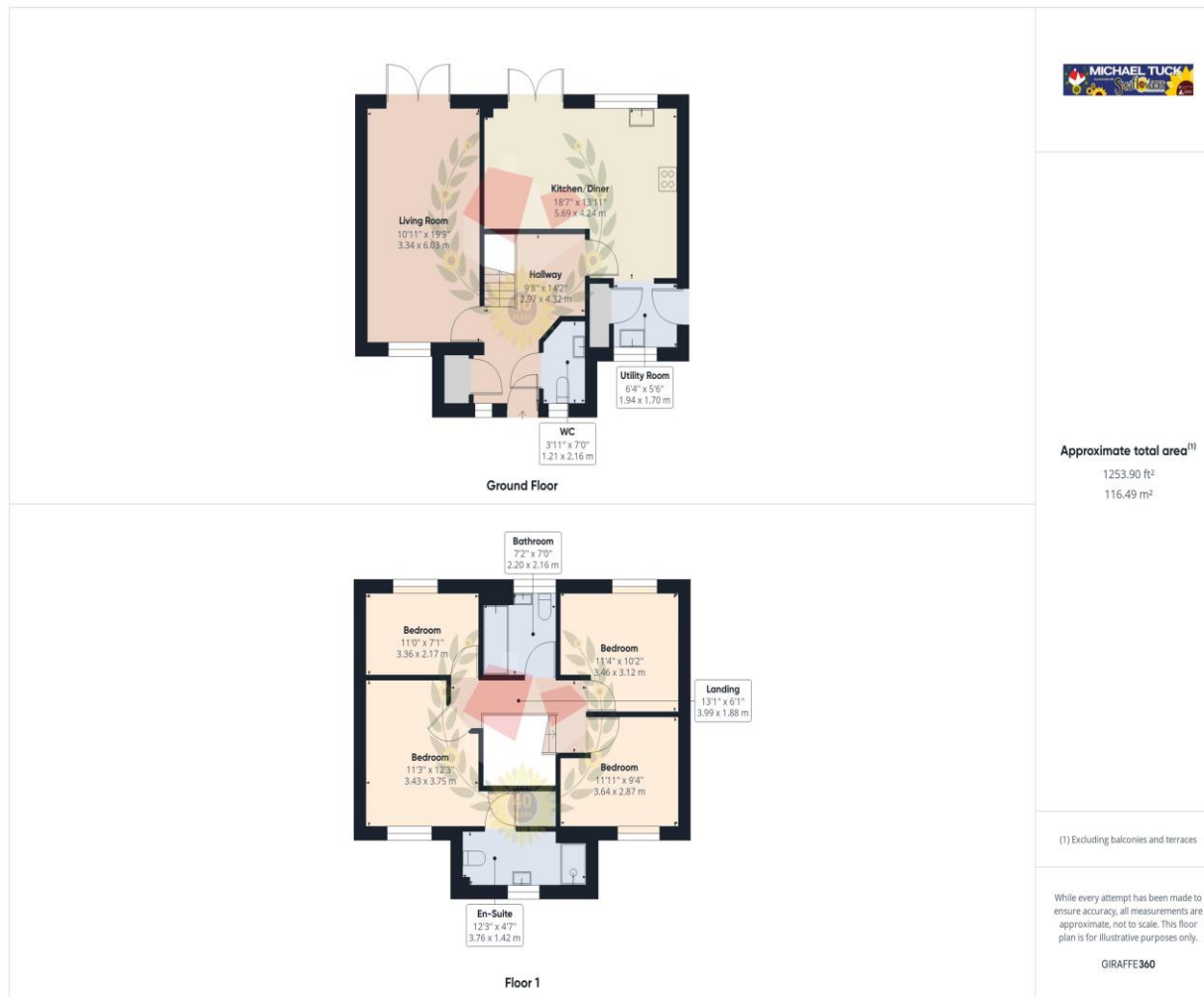
**Bathroom** 7' 2" x 7' 0" (2.18m x 2.13m)

### Rear Garden









**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

The position and size of doors, windows, appliances, and other features are approximate only.  
 Unauthorised reproduction prohibited

**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

