



**Elmgrove Road West, Hardwicke,**  
**Gloucester** Freehold

**£435,000**

**Grove Villa, Elmgrove Road West,  
Hardwicke, Gloucester,  
Gloucestershire, GL2 4PU**

**£435,000**

Freehold. Council Tax Band E



**4 Bedrooms**



**1 Bathrooms**



**2 Receptions**

**Features**

- \*Upvc Double Glazing
- \* Two Reception Rooms
- \*No Onward Chain
- \*Large Utility Room
- \*Garage & Off Road Parking
- \* Private Road
- \*Large Enclosed Rear Garden
- \* Energy Rating D

**Michael Tuck Estate and Letting Agents**

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**The Property**

Four Bedroom Detached Home With Large Rear Garden Situated Down A Private Road In A Highly Sought After Area Of Hardwicke That Is Elmgrove Road West. The accommodation on the ground floor includes; Entrance hall, living room, kitchen, dining room, cloakroom & a large utility room. On the top floor we have; Four good sized bedrooms & family bathroom. Further benefits include; Gas central heating, upvc double glazing, single garage & off road parking and a large enclosed rear garden. Call us today to arrange your viewing on 01452 543200!

**Entrance Hall**

**Living Room** 20' 4" x 9' 10" (6.19m x 2.99m)

**Kitchen** 11' 6" x 8' 10" (3.50m x 2.69m)

**Dining Room** 10' 11" x 9' 11" (3.32m x 3.02m)

**Cloakroom**

**Utility room** 16' 5" x 8' 0" (5.00m x 2.44m)

**Landing**

**Bedroom 1** 10' 11" x 10' 0" (3.32m x 3.05m)

**Bedroom 2** 10' 10" x 9' 11" (3.30m x 3.02m)

**Bedroom 3** 8' 11" x 8' 9" (2.72m x 2.66m)

**Bedroom 4** 8' 11" x 8' 8" (2.72m x 2.64m)

**Bathroom** 5' 7" x 5' 5" (1.70m x 1.65m)

**Garage & Off Road Parking**

**Additional Information**

Additional Information provided by vendor:  
Utilities • Electricity – mains • Gas –  
mains • Water – mains • Sewerage – mains

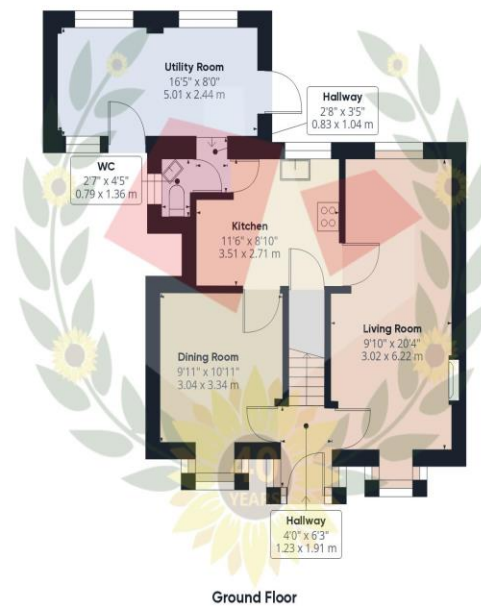








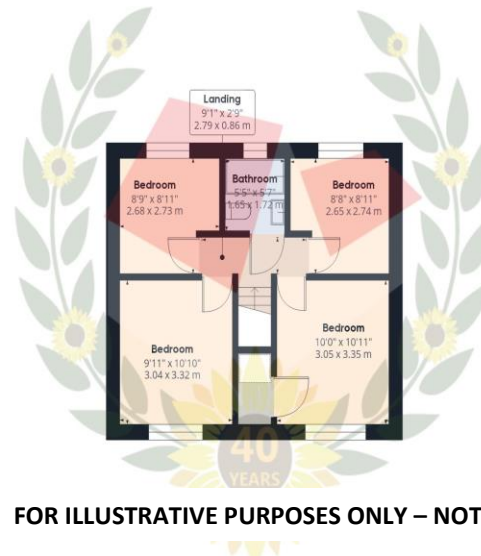




Ground Floor

Approximate total area<sup>(1)</sup>

1056.88 ft<sup>2</sup>  
98.19 m<sup>2</sup>



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

The position and size of doors, windows, appliances, and other features are approximate only.  
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(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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