



**Hawthorn Close, Hardwicke, Gloucester**

Freehold

**Offers In Excess Of £270,000**

**20 Hawthorn Close, Hardwicke,  
Gloucester, Gloucestershire, GL2 4AR**

**OIEO £270,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**2 Bathrooms**



**2 Receptions**

**Features**

- \*Upvc Double Glazing
- \* Kitchen/Diner
- \*Gas Central Heating
- \*Three Good Sized Bedrooms
- \*Good Condition Throughout
- \* En-Suite To Bedroom One
- \*Private Enclosed Rear Garden
- \* Energy Rating TBC

**Michael Tuck Estate and Letting Agents**

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**The Property**

Well Presented Three Bedroom End-Terraced Home Situated In A Quiet Close Of Hardwicke, Gloucester.

The accommodation comprises of; Entrance hall, cloakroom, living room & kitchen/diner.

On the top floor we have; Three good sized bedrooms & family bathroom.

Further benefits include; Gas central heating, upvc double glazing, en-suite to bedroom one & parking for two cars!

Property for sale through Michael Tuck Estate Agents.

Potential rental value of £1350 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200!

**Hallway** 11' 6" x 4' 0" (3.50m x 1.22m)

**WC** 5' 10" x 2' 10" (1.78m x 0.86m)

**Kitchen/Diner** 16' 4" x 7' 10" (4.97m x 2.39m)

**Living Room** 16' 4" x 10' 2" (4.97m x 3.10m)

**Landing** 8' 5" x 3' 9" (2.56m x 1.14m)

**Bedroom 1** 12' 10" x 8' 9" (3.91m x 2.66m)

**En-suite** 9' 1" x 3' 2" (2.77m x 0.96m)

**Bedroom 2** 11' 3" x 8' 4" (3.43m x 2.54m)

**Bedroom 3** 7' 9" x 7' 9" (2.36m x 2.36m)

**Bathroom** 7' 8" x 5' 6" (2.34m x 1.68m)

**Rear Garden**

**Two Parking Spaces**

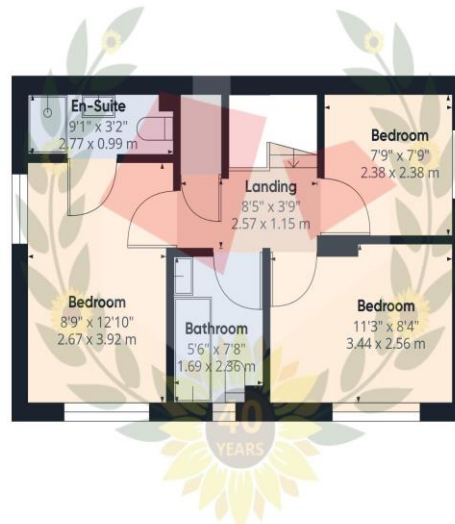
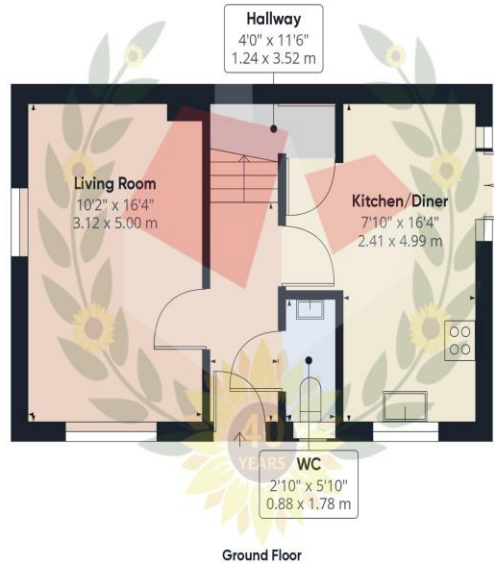
**Additional Information**

Additional Information provided by vendor:  
Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to cabinet









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



**Approximate total area<sup>(1)</sup>**  
810.59 ft<sup>2</sup>  
75.31 m<sup>2</sup>

(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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The position and size of doors, windows, appliances, and other features are approximate only.  
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