



**Harrier Way, Hardwicke, Gloucester**

Freehold

**Offers In Excess Of £290,000**

64 Harrier Way, Hardwicke,  
Gloucester, Gloucestershire, GL2 4E

OIEO £290,000

Freehold. Council Tax Band C



3 Bedrooms



2 Bathrooms



2 Receptions

### Features

- \*Upvc Double Glazing
- \* Two Off Road Parking Spaces
- \*Gas Central Heating
- \*En-Suite To Bedroom One
- \*Integrated Kitchen Appliances
- \* Ideal First Time Buy
- \*Kitchen/Diner
- \* Energy Rating B

### Michael Tuck Estate and Letting Agents

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### The Property

Three Bedroom Semi-Detached Home Built In 2021 By Bovis Homes To The Popular "Magnolia" Design Located On Harrier Way, Hunts Grove.

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

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

Further benefits include; Upvc double glazing, gas central heating, integrated kitchen appliances, en-suite to bedroom one & two off road parking spaces!

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1350pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

### Entrance Hall

**Living Room** 13' 4" x 11' 10" (4.06m x 3.60m)

### Inner Hall

### Cloakroom

**Kitchen/Diner** 16' 9" x 9' 6" (5.10m x 2.89m)

### Landing

**Bedroom 1** 11' 6" x 10' 6" (3.50m x 3.20m)

**En-suite** 6' 5" x 4' 5" (1.95m x 1.35m)

**Bedroom 2** 9' 11" x 9' 7" (3.02m x 2.92m)

**Bedroom 3** 11' 3" x 6' 11" (3.43m x 2.11m)

**Bathroom** 7' 0" x 5' 6" (2.13m x 1.68m)

### Rear Garden

### Two Parking Spaces

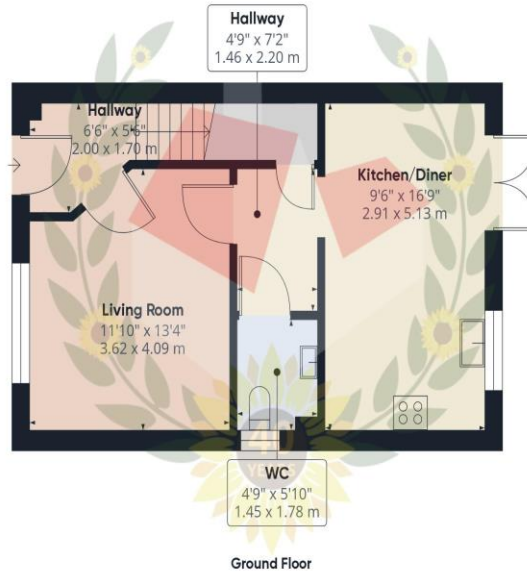
### Additional Information

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

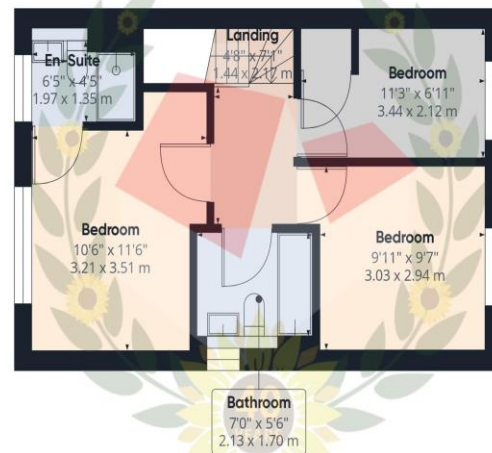








**Approximate total area<sup>(1)</sup>**  
 855.09 ft<sup>2</sup>  
 79.44 m<sup>2</sup>



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

(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.

Calculations are based on RICS IPMS 3C standard.

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