



**Hawthorn Close, Hardwicke, Gloucester**

Freehold

**£265,000**

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

**£265,000**

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**

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**

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**

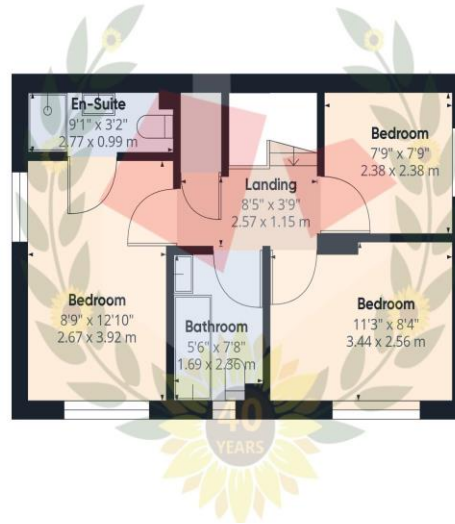
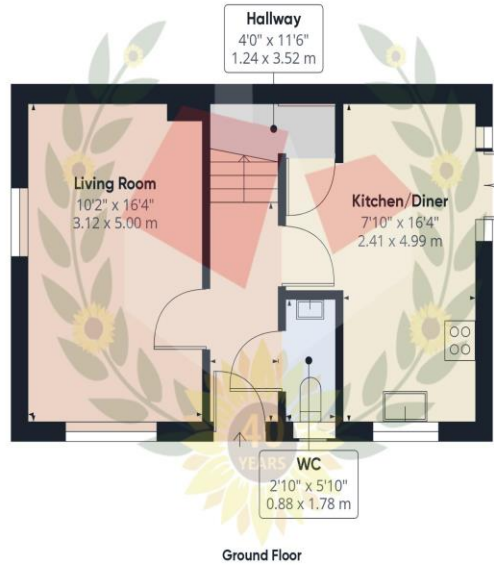
Additional Information provided by vendor:

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.

GIRAFFE360

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.

