



**Hildyard Close, Hardwicke, Gloucester**

Freehold

**£240,000**



**13 Hildyard Close, Hardwicke,  
Gloucester, Gloucestershire, GL2 4PZ**

**£240,000**

Freehold. Council Tax Band C



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \*Upvc Double Glazing
- \* Two Bedrooms
- \*In Need Of Modernisation
- \*Attic Room
- \*Parking For Two Cars & Double Garage
- \* Popular Location
- \*Massive Potential
- \* Energy Rating TBC

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### The Property

Two Bedroom Semi-Detached Bungalow In Need Of Modernisation With An Additional Attic Room Located In Hildyard Close, Hardwicke Offered To The Market With No Onward Chain!

The accommodation comprises of; Entrance hall, living room, kitchen, bathroom, two bedrooms & attic room!

Further benefits include; upvc double glazing, detached double garage & parking for two cars and a private enclosed rear garden!

Call us today to arrange your viewing on 01452 543200.

**Hallway** 8' 5" x 4' 0" (2.56m x 1.22m)

**Kitchen** 9' 11" x 8' 5" (3.02m x 2.56m)

**Living/Dining Room** 19' 0" x 11' 11" (5.79m x 3.63m)

**Bathroom** 5' 8" x 5' 5" (1.73m x 1.65m)

**Bedroom One** 10' 10" x 10' 6" (3.30m x 3.20m)

**Bedroom Two** 9' 7" x 9' 6" (2.92m x 2.89m)

**Attic Room** 12' 9" x 10' 1" (3.88m x 3.07m)

### Driveway

### Additional Information

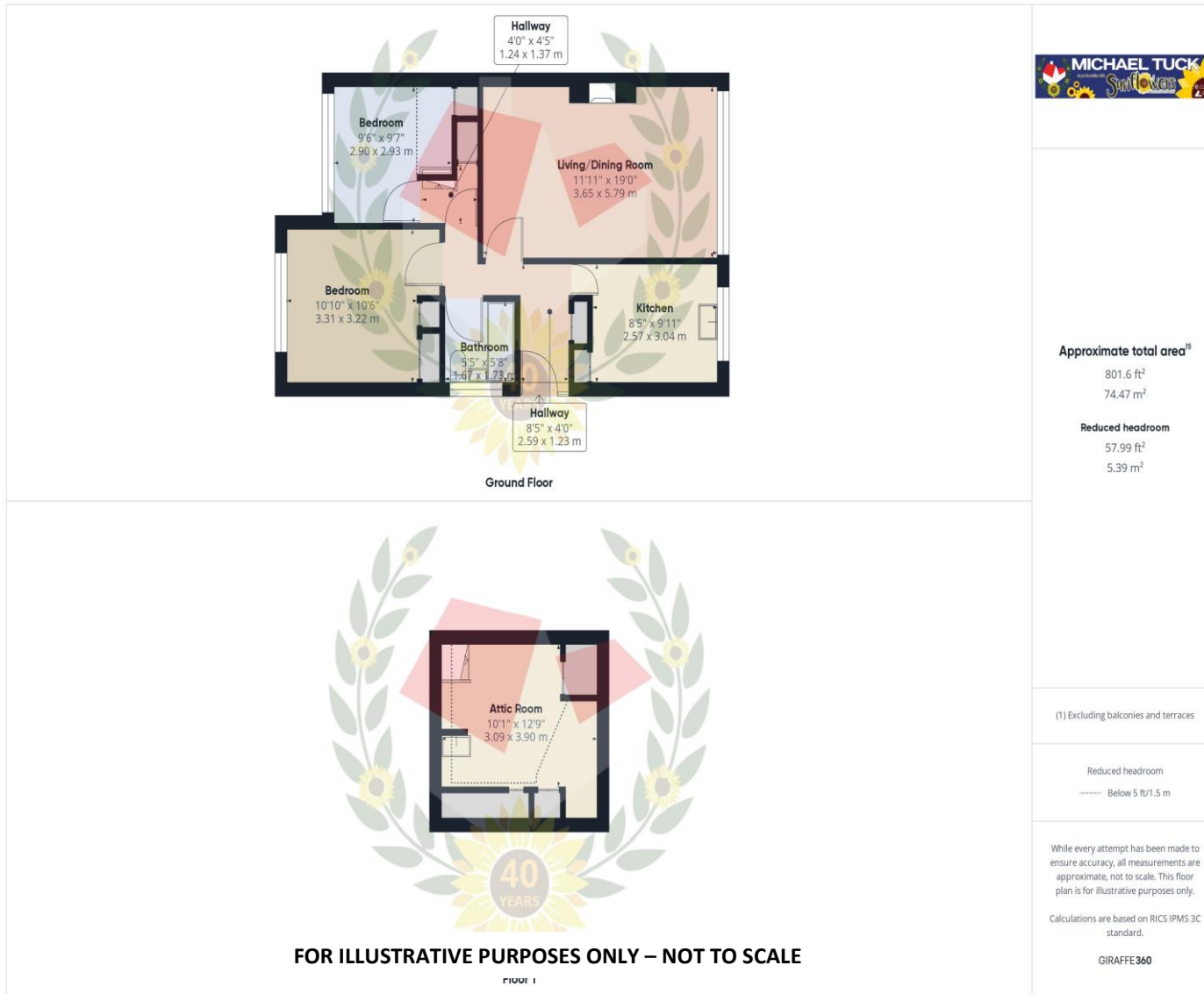
Additional Information provided by vendor:  
Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – copper wire











**Approximate total area<sup>(1)</sup>**  
 801.6 ft<sup>2</sup>  
 74.47 m<sup>2</sup>

**Reduced headroom**  
 57.99 ft<sup>2</sup>  
 5.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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.

GIRAFFE360

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