



**3 Lime Tree Avenue, Hardwicke**

Gloucester

In Excess of **£275,000**



# 3 Lime Tree Avenue

Hardwicke, Gloucester

Welcome to this charming 3 bedroom end-of-terrace house, perfect for those who are looking for a move in ready home. Step inside to discover a property that's in good condition throughout, ready for you to add your personal touch. The rear garden has been lovingly re-landscaped, while you'll have three off-road parking spaces to make life a little easier.

The spacious kitchen/diner is ideal for hosting friends or enjoying your morning coffee. Upstairs, you'll find the en-suite attached to the first bedroom, adding a touch of luxury to your daily routine.

Whether you're a first-time buyer or looking for a cosy new home, this property ticks all the boxes. Don't miss out on making this house your own cosy sanctuary.

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

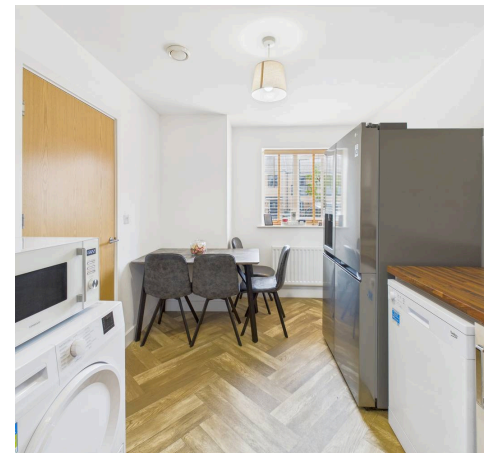
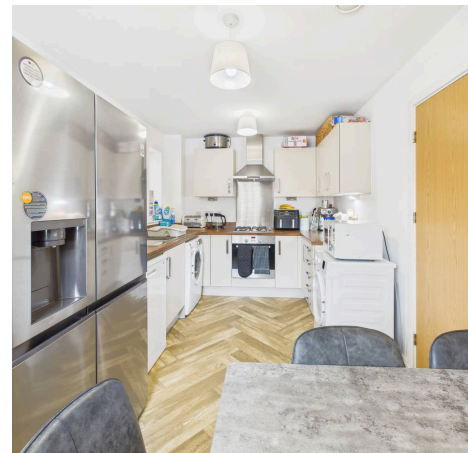
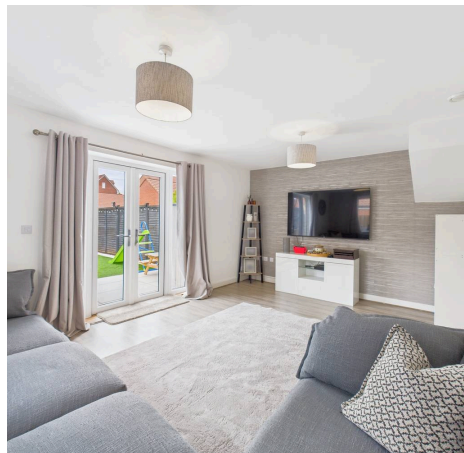
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Kitchen/Diner
- Ideal First Buy
- Good Condition Throughout
- Re-Landscaped Rear Garden
- Three Off Road Parking Spaces





**Entrance Hall**

**Downstairs W.C**

**Kitchen/Diner**

14' 10" x 8' 8" (4.52m x 2.64m)

**Living Room**

16' 6" x 12' 4" (5.02m x 3.75m)

**Bedroom One**

11' 11" x 8' 10" (3.62m x 2.68m)

**En-Suite**

**Bedroom Two**

11' 11" x 9' 6" (3.62m x 2.89m)

**Bedroom Three**

8' 3" x 7' 1" (2.51m x 2.16m)

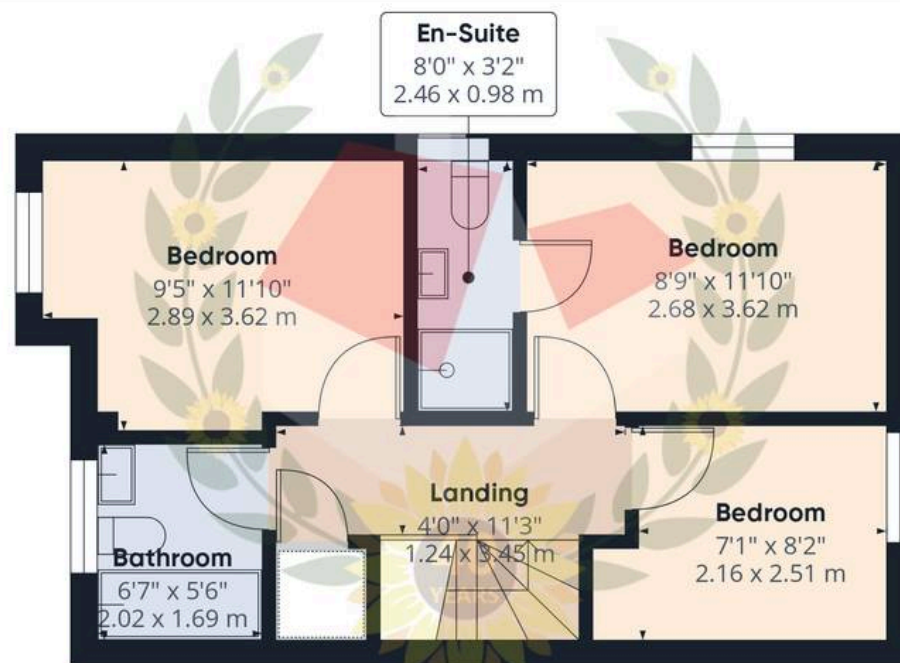
**Bathroom**

6' 8" x 5' 7" (2.02m x 1.69m)





Ground Floor



Floor 1

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

808 ft<sup>2</sup>

75 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Michael Tuck Quedgeley

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