


# 31 Overbrook Road, Hardwicke

Offers Over **£190,000**

Farr & Farr Sales & Lettings

# 31 Overbrook Road

## Hardwicke, Gloucester

This two bedroom property has been well-maintained under its current ownership and offers good sized accommodation.

The front door opens into a porch and through to the living room with large window to the front allowing plenty of natural light and air into the room. To the rear, a well-fitted kitchen benefits from a range of wall, base and drawer units.

Stairs lead to the first floor landing with two similar sized bedrooms and bathroom.

Externally, there is a low maintenance garden to the rear and two off-road parking spaces to the front.

Overbrook Road benefits from a range of excellent local amenities including shops, bus routes and good access to the M5 motorway.

Council Tax band: B

Tenure: Freehold

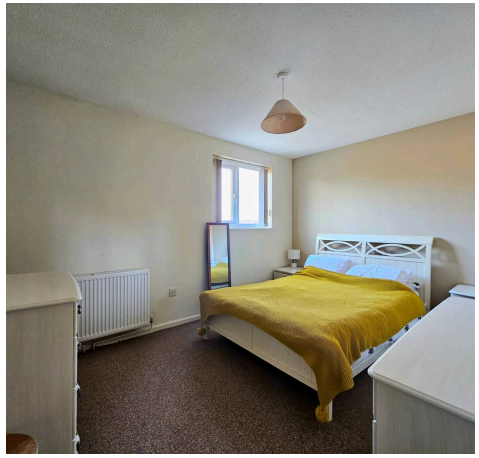
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

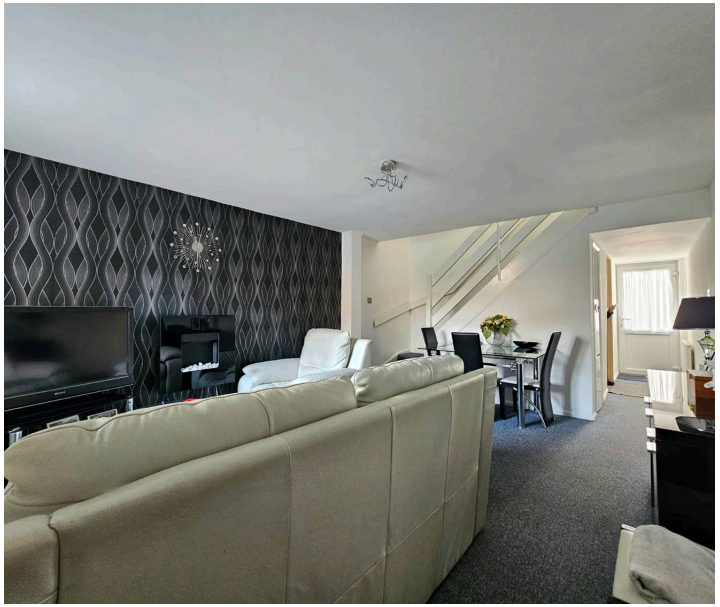














**Porch**
Front door into porch. Storage cupboard.

**Living Room**
15' 2" x 12' 10" (4.63m x 3.92m)
Spacious living / dining room. Double glazed window to front. Radiator.

**Kitchen**
7' 6" x 9' 5" (2.28m x 2.87m)
Range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Double glazed window to rear. Part tiled walls. Vinyl flooring. Gas combi boiler.

**First Floor Landing**
Access to loft via hatch. Carpet.

**Bedroom One**
9' 6" x 12' 8" (2.90m x 3.86m)
Spacious double bedroom. Double glazed window to front. Carpet. Radiator. Cupboard.

**Bedroom Two**
7' 6" x 12' 8" (2.28m x 3.86m)
Double bedroom with double glazed window to rear. Carpet. Radiator. Cupboard.

**Bathroom**
WC. Basin. Bath. Part tiled walls. Vinyl flooring.

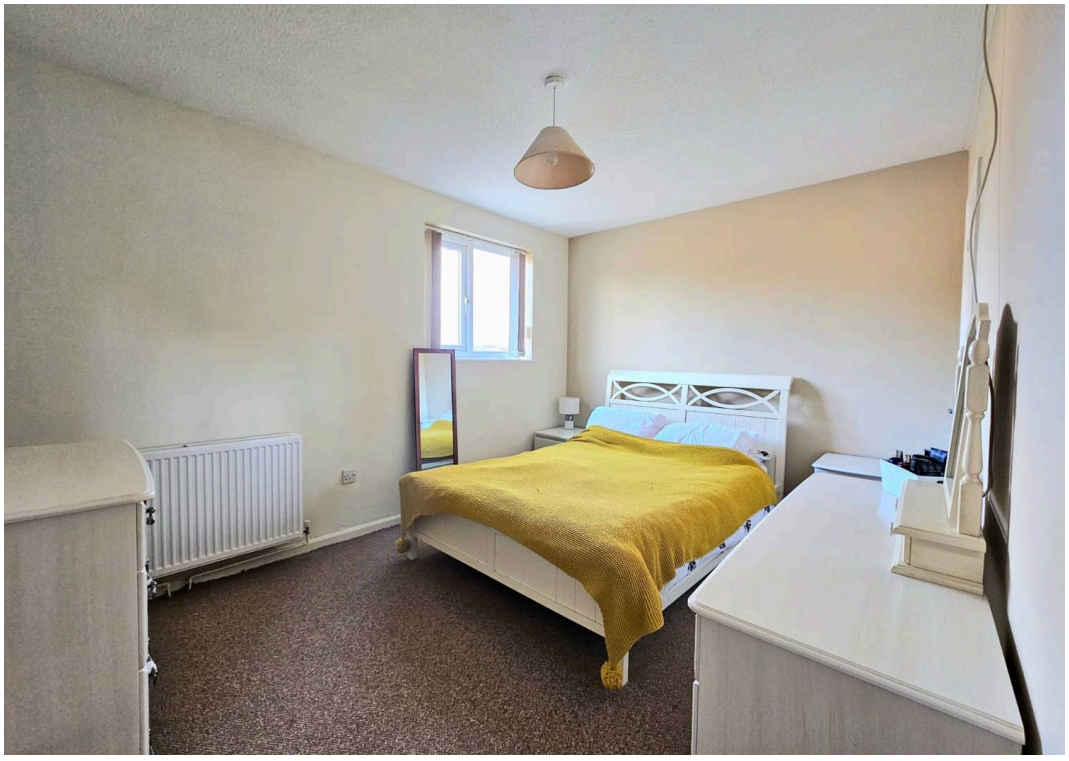
**Garden**

Rear garden laid with patio. Fence surround.

**Driveway**

2 Parking Spaces

Driveway parking for two cars.



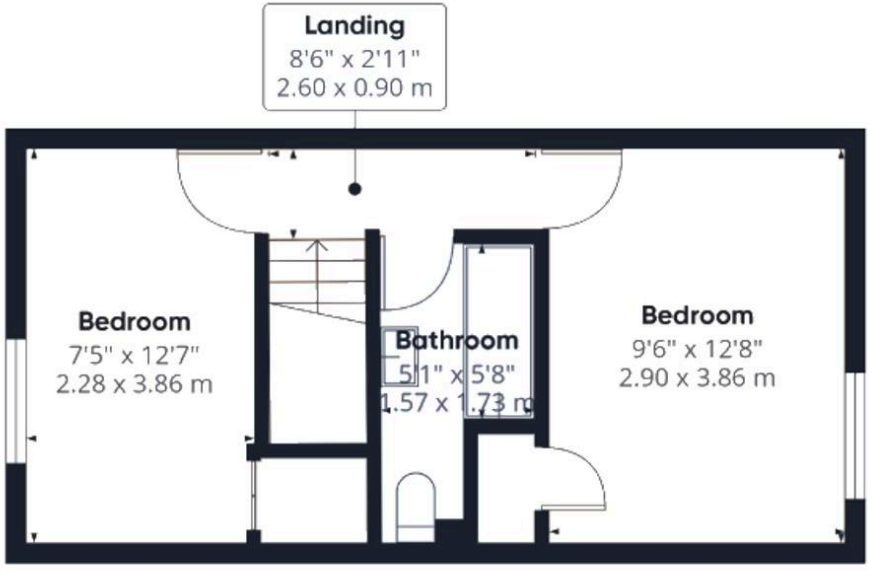









Ground Floor







Floor 1


## Farr and Farr Hucclecote

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