



24 Farley Way

Hardwicke, Gloucester, GL2 4EU

£315,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented three-bedroom semi-detached home, built by Crest Nicholson in 2024 and ideally positioned to benefit from excellent transport links.

Offered for sale with no onward chain, this impressive property combines modern living with a high-quality finish throughout and offers many of the features today's buyers are looking for.

The accommodation includes a stylish modern kitchen/diner, while the principal bedroom benefits from a built-in wardrobe and private en-suite shower room. Externally, the property boasts off-road parking for two vehicles with an EV charging point, together with an enclosed rear garden ideal for relaxing and entertaining.

Further benefits include the remainder of the NHBC warranty, providing additional peace of mind for the new owner.



Entrance Hall

Accessed via composite door, power points, radiator, LVT flooring, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin, radiator, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral fridge/ freezer and washing machine. Space for dining table, Baxi gas fired combination boiler, radiator, partly tiled walls, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Lounge

Tv point, data points, radiator, under stairs storage cupboard, LVT flooring, rear aspect upvc double glazed French doors and windows.

Landing

Power points, access to loft space. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobe with mirror fronted doors, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step-in double shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, shaver point, mirror, tiled walls, inset ceiling spotlights.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, concealed wc and wash hand basin. Heated towel rail, shaver point, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Outside

To the side of the property is a private driveway providing off-road parking for two vehicles, complete with an EV charging point. A wooden gate offers convenient side access to the rear garden.

To the rear, the property enjoys an enclosed garden featuring a patio area, ideal for outdoor dining and entertaining. This leads onto a generous lawn, providing ample space for play, relaxation and enjoyment. Further benefits include an outside tap.

Tenure & Charges

Freehold

Please note we are advised that there is an annual service charge of circa £300.00 p/a.

Local Authority

Stroud District Council

Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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