



**8 Hawthorn Close, Gloucester GL2 4AR**  
**£285,000**



## 8 Hawthorn Close, Gloucester GL2 4AR

• No chain • Modern three bedroom semi-detached home • EPC rating TBC • Driveway & Single garage • Situated in the popular residential location of Hunts Grove • En-suite shower room to master • Stroud District Council - Tax band C (£2,215 per annum) 2026/2027. • Private & enclosed rear garden



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**£285,000**

### Entrance Hall

Providing suitable space for shoes and coats, the hallway provides access to the living room, kitchen, study, downstairs w.c and stairwell leading to the first floor.

### Living Room

Spacious living room with two windows overlooking the front and rear aspect.

### Kitchen/ Dining Room

The modern kitchen benefits from an abundance of natural light via the window and double doors that open to the rear garden. Ideal space for a dining area is provided whilst the kitchen boasts ample worktop and storage space including oven, hobs and fridge freezer.

### Study

Convenient space for a home office with window overlooking the front aspect.

### Downstairs W.C

White suite cloakroom comprises w.c and wash hand basin.

### Landing

The generous sized landing area provides access to all three bedrooms, family bathroom, a built-in storage cupboard and to the loft above.

### Master Bedroom

Double bedroom with window overlooking the front aspect and access to the en-suite.

### Ensuite

Modern white suite shower room comprises w.c, wash hand basin, heated towel rail, shower cubicle and window with frosted glass overlooking the rear aspect.

### Bedroom Two

Large double bedroom with two windows overlooking the front aspect.

### Bedroom Three

Bedroom with window overlooking the rear aspect.

### Bathroom

Modern white suite bathroom comprises w.c, wash hand basin, heated towel rail, bath and window with frosted glass overlooking the front aspect.

### Outside

This property benefits from a low maintenance rear garden enclosed with walled and fenced borders. Gated access opens to the front and rear of the property, providing easy access to the designated parking space/ garage space.

### Location

Situated approximately five miles from the City centre positioned on the newly developed Hunts Grove Development offering convenient transport links to the City centre and located within close proximity to the M5 ideal for commuter links to other parts of the country. With primary schooling and various shops on the development, the up and coming area is an ideal location for growing families.

### Material Information

Local Authority and Rates: Stroud District Council - Tax band C (£2,215 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

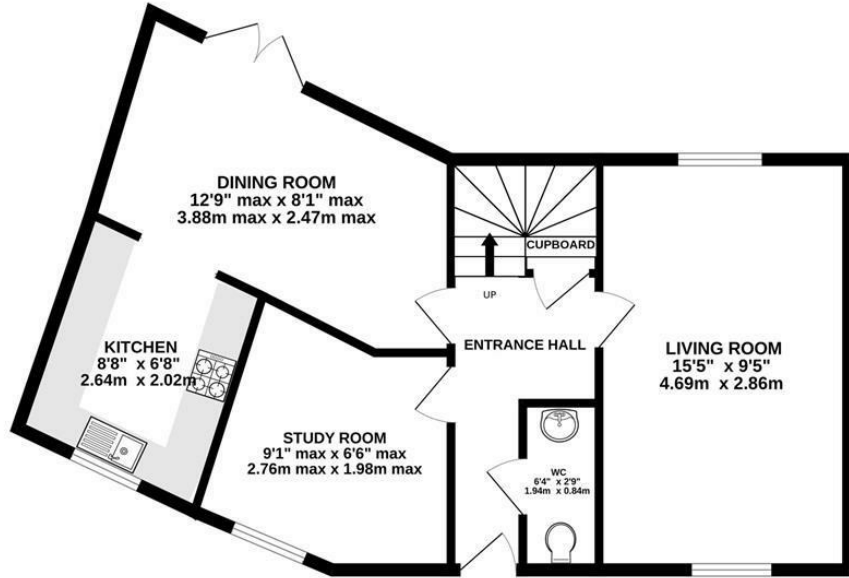
Heating: Gas central heating.

Broadband speed: Basic 10 Mbps, Ultrafast 1800 Mbps download speed.

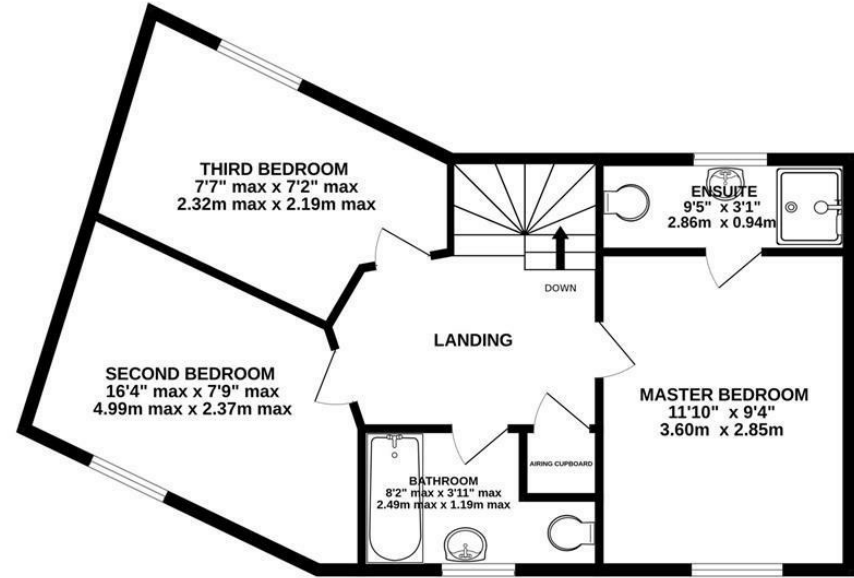
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



