



R B WALTERS
ESTATE AGENTS



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*The Plantation, Hardwicke, Gloucester,
Gloucestershire, GL2 4SP.*

£350,000

Located in a popular and sought after residential location within walking distance of Hardwicke Primary School this very well presented town house provides exceptional living space with the added benefit of a good size sunroom.

The ground floor has a WC, kitchen/diner, living room and the sunroom which has a solid roof ensuring it has year round use. The first floor has 3 bedrooms and a family bathroom whilst the top floor is dedicated to the master bedroom suite with a good size bedroom with twin built in wardrobes and an ensuite shower room. Outside there is a small rear garden, driveway parking and a garage.

Everyday amenities are all easily accessible, as are schools for all ages whilst the M5 motorway can be reached in a little over 5 minutes. The city centre, train station and hospital are served by a regular bus service and are about 6 miles distant.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

Entrance Hall

WC

5' 7" x 3' 3" (1.70m x 0.99m)

Kitchen/Diner

15' 9" x 9' 3" (4.80m x 2.82m)

Living Room

16' 3" x 11' 7" (4.95m x 3.53m)

Sun Room

13' 8" x 9' 10" (4.16m x 2.99m)

First Floor Landing

Bedroom

10' 6" x 9' 3" (3.20m x 2.82m)

Bedroom

11' 0" x 7' 11" (3.35m x 2.41m)





Bedroom
8' 0" x 7' 8" (2.44m x 2.34m)

Bathroom
6' 7" x 5' 7" (2.01m x 1.70m)

2nd Floor Landing

Bedroom
14' 8" x 10' 11" (4.47m x 3.32m)

Ensuite
8' 4" x 4' 10" (2.54m x 1.47m)

Outside

Garage
16' 6" x 8' 4" (5.03m x 2.54m)

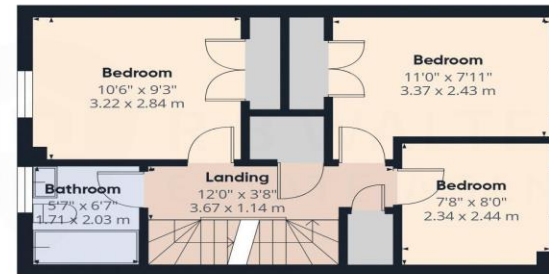
Driveway Parking



Rear Garden



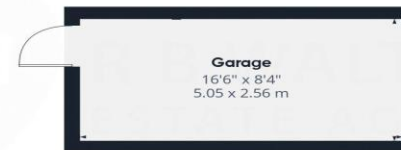
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1287 ft²

119.4 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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