



MICHAEL TUCK
ESTATE & LETTING AGENTS



5 Pear Tree Close, Hardwicke

Gloucester

Offers Over **£300,000**

5 Pear Tree Close

Hardwicke, Gloucester

Well Presented Three Bedroom End Terrace Family Home Offering Spacious Accommodation Located Within A Popular Area Of Hardwicke Close To Many Local Amenities Making It An Ideal Choice For Families And First Time Buyers Alike.

The ground floor comprises a welcoming Entrance hall, living room, a kitchen/dining room providing an ideal space for everyday family life and entertaining, and a convenient cloakroom.

To the first floor are three GOOD sized bedrooms and a family bathroom.

Further benefits include gas central heating, UPVC double glazing, and a private driveway providing off-road parking for two vehicles. The property also benefits from solar panels, contributing to its impressive **EPC rating of B**, offering the potential for improved energy efficiency.

Call us today to arrange your viewing on 01452 543200.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Kitchen/Dining Room
- Driveway
- Well Presented Throughout
- Gas Central Heating
- Ground Floor W.C
- Solar Panel Energy



Entrance Hall

Cloakroom

Living Room

22' 0" x 10' 9" (6.70m x 3.28m)

Kitchen/Diner

33' 6" x 7' 9" (10.21m x 2.35m)

Landing

Bedroom One

13' 5" x 10' 7" (4.10m x 3.22m)

Bedroom Two

10' 2" x 8' 3" (3.10m x 2.52m)

Bedroom Three

8' 4" x 7' 11" (2.53m x 2.41m)

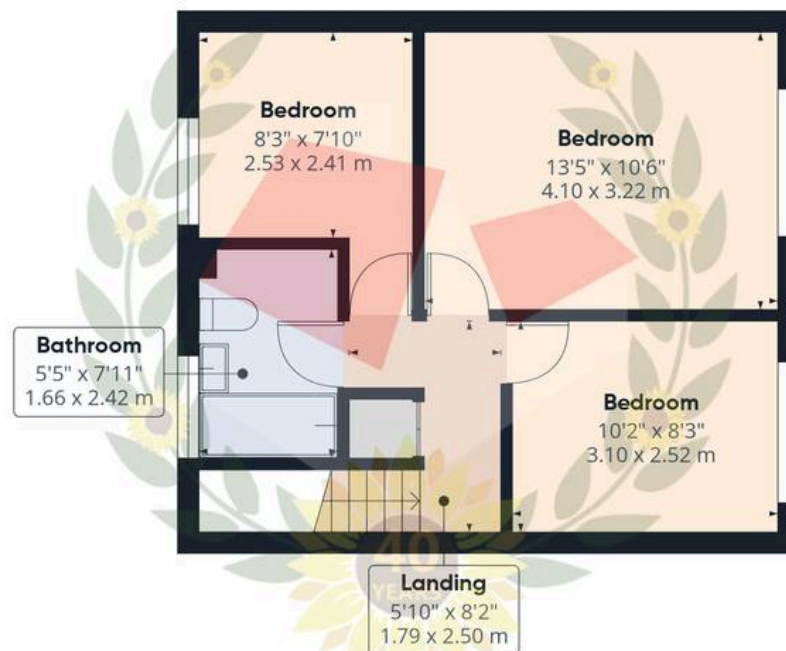
Bathroom

7' 11" x 5' 5" (2.42m x 1.66m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

937 ft²

87.2 m²

Reduced headroom

1 ft²

0.1 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.

GIRAFFE360



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