



Westbourne Drive, Hardwicke GL2 4RU

£235,000



Westbourne Drive, Hardwicke GL2 4RU

• Two double bedroom terraced bungalow • Separate kitchen & living accommodation • Private & enclosed rear garden • Driveway providing off-road parking for two vehicles • Situated in the popular village location of Hardwicke • Potential rental income of £1,200 pcm • EPC rating C71 • Stroud District Council - Tax Band B (£1,862.25 per annum) 2026/2027

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Entrance Hallway

Entrance hall provides suitable space for shoes coats and such like before opening through to the living room.

Living Room

Spacious living room with window overlooking the front aspect and access provided to both the kitchen and internal hallway.

Kitchen

Galley style kitchen with ample worktop and storage space with plumbing for an automatic washing machine alongside space for other under counter appliances. Window overlooks the rear garden whilst door opens through to the garden itself.

Internal Hallway

Hallway provides access to a built-in storage cupboard, both bedrooms, bathroom and to the loft above.

Master Bedroom

Double bedroom with built-in wardrobes and sliding doors opening to the rear garden.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bathroom

White suite bathroom comprises w.c, wash hand basin, heated towel rail and bath with shower attachment over.

Outside

To the rear, the property benefits from a private garden enclosed with fenced borders. Patio provides a suitable seating area before stepping up to a lawned area. Gated rear access is also provided. The front of the property benefits from a driveway providing off-road parking for two vehicles.

Location

Established and highly sought after, Hardwicke offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both professionals and families alike.

Material Information

Tenure: Freehold.

Local Authority and Rates: Stroud District Council - Tax Band B (£1,862.25 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

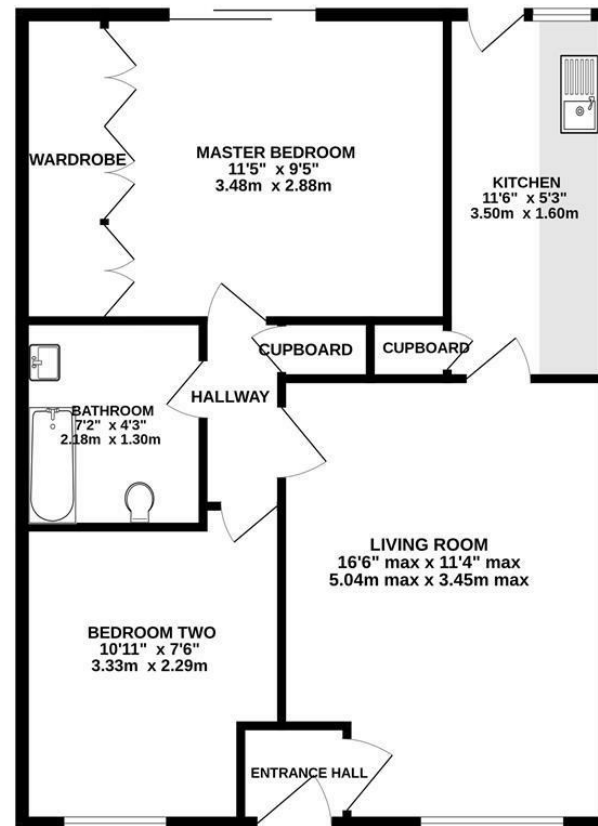
Heating: Gas.

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 550 Mbps download speed.

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



GROUND 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
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



