



## 16 Hembury Close

Hardwicke, Gloucester, GL2 4XP

**£180,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this immaculately presented one-bedroom terraced home, ideally positioned within a popular cul-de-sac and conveniently close to local amenities, well-regarded schools, and excellent transport links.

Offered to the market with no onward chain, this well-proportioned property further benefits from an enclosed rear garden and two off-road parking options, making it an ideal first-time purchase or investment opportunity.





### Entrance Hall

Accessed via upvc double glazed door. Telephone point, power points, radiator, coving. Arch to:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, cooker with extractor hood over, space for washing machine and fridge/ freezer. Partly tiled walls, front aspect upvc double glazed window.

### Lounge/ Diner

Tv point, power points, radiator, space for dining table, stairs to first floor landing, rear aspect upvc double glazed window and door to garden.

### Landing

Doors lead off:

### Bedroom

Tv point, power points, radiator, built in wardrobes, access to loft space, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Heated towel rail, fully tiled walls, tiled flooring. Wooden door to airing cupboard housing the gas fired combination boiler, inset ceiling spotlights, front aspect upvc double glazed window.

### Outside

To the front of the property there is off-road parking for two vehicles, along with the added convenience of an outside

tap. To the side, number 16 further benefits from a wooden garage/workshop, which could be removed if desired to create additional parking.

The rear garden is fully enclosed and thoughtfully arranged, featuring a flagstone patio ideal for outdoor dining and entertaining. This leads onto a well-maintained lawn bordered by mature trees and shrubs, creating a private and established setting. To the rear, there is a gravelled area housing a shed with power, offering excellent storage.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

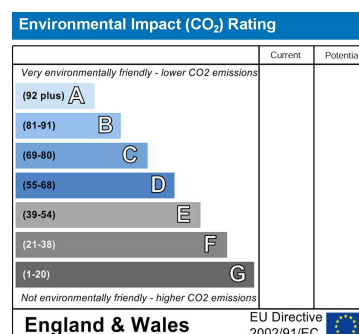
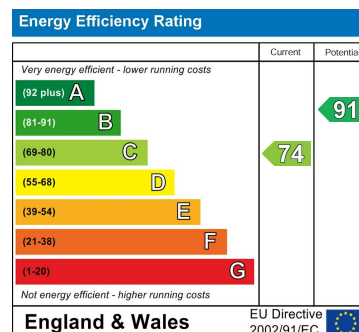
Stroud District Council  
Council Tax Band: A

### Awaiting Vendor Approval

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

### Agents Note

We are advised that there is a planning application for a single storey detached dwelling situated in the land behind the property. For more information, please visit Stroud Planning Portal using ref: S.26/0467/PIP



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