



Anders House Elmgrove Road West, Gloucester, GL2 4PF Offers In The Region Of £580,000

Substantial Five-Bedroom Detached Family Home on a Generous Corner Plot

Situated on an impressive corner plot along a private road in the sought-after area of Hardwicke, this substantial five-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

Well presented throughout, the property boasts generously proportioned living spaces, including a bright and welcoming lounge, a well-equipped kitchen with ample storage, and flexible reception areas perfectly suited for both everyday living and entertaining. Upstairs, five well-sized bedrooms provide excellent accommodation for growing families, complemented by family bathroom facilities.

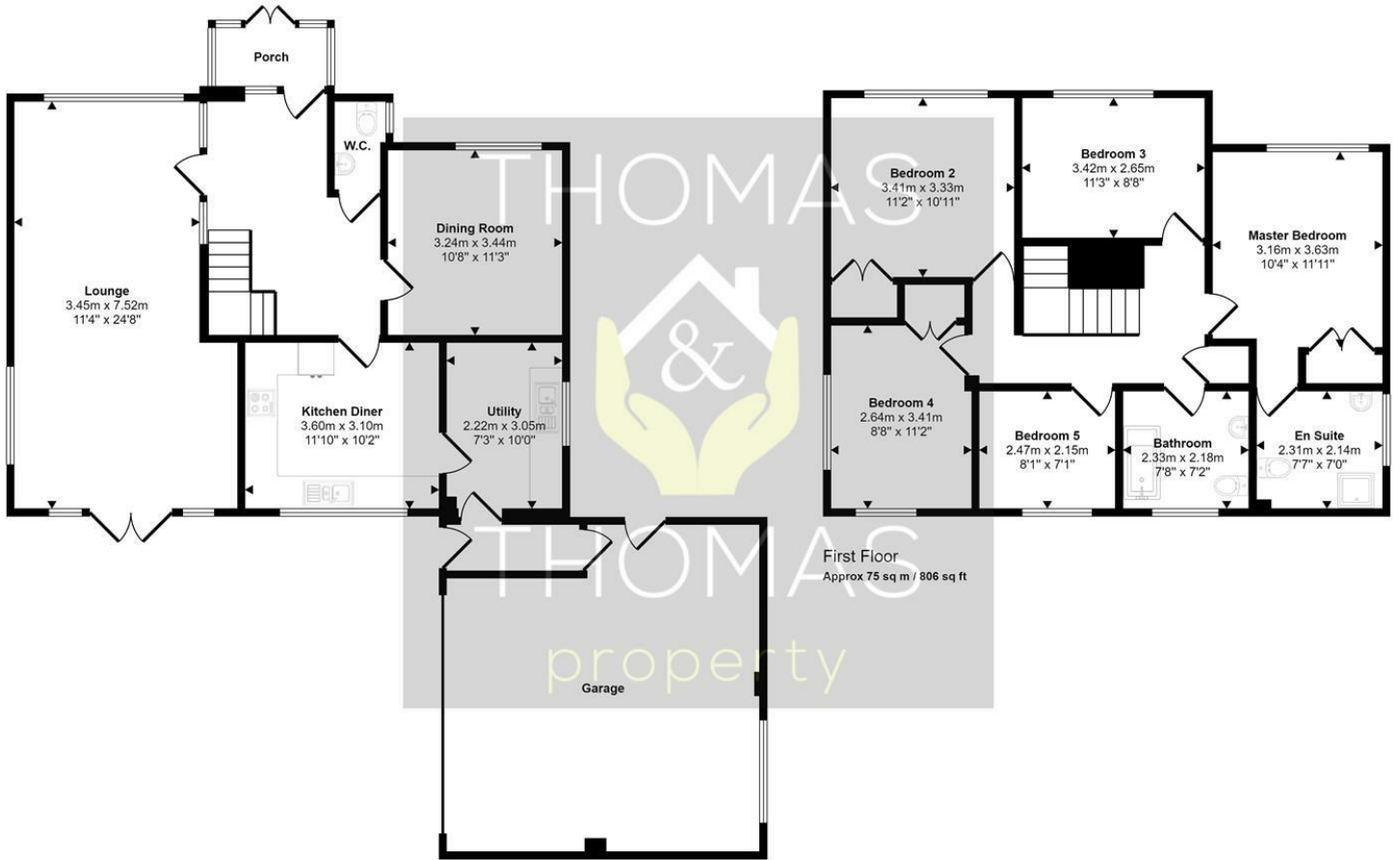
Externally, the property continues to impress with a large surrounding plot, offering a sense of privacy and potential for further enhancement. A double garage and extensive driveway provide ample parking for multiple vehicles.

Conveniently located within walking distance of the canal, the property also benefits from easy access to well-regarded local schools including Hardwicke Academy and Severn Vale Secondary School, making it an excellent choice for families.

Offered to the market chain free, this is a fantastic opportunity to acquire a spacious home in a desirable and well-connected location.

- Five Bedroom Detached
- Substantial Family Home
 - Generous Plot
 - No Onward Chain
 - Double Garage
- Sought After Location

Approx Gross Internal Area
187 sq m / 2018 sq ft

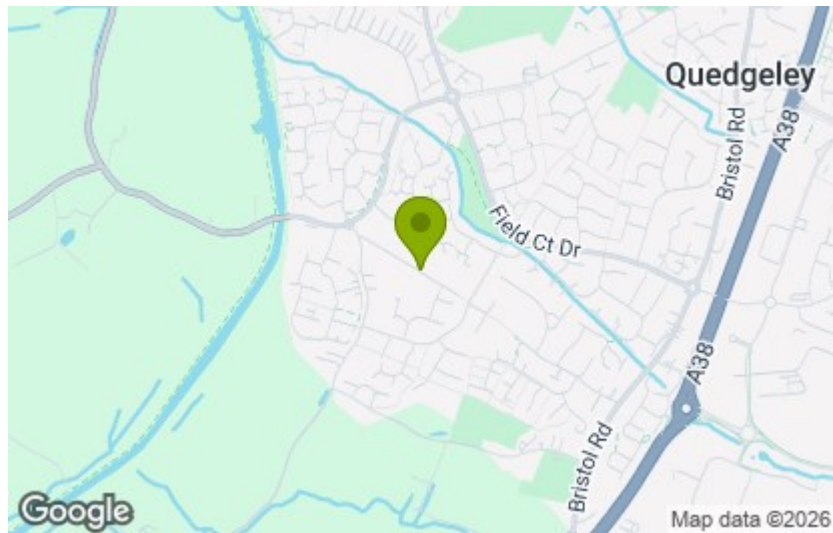


Ground Floor
Approx 113 sq m / 1211 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.