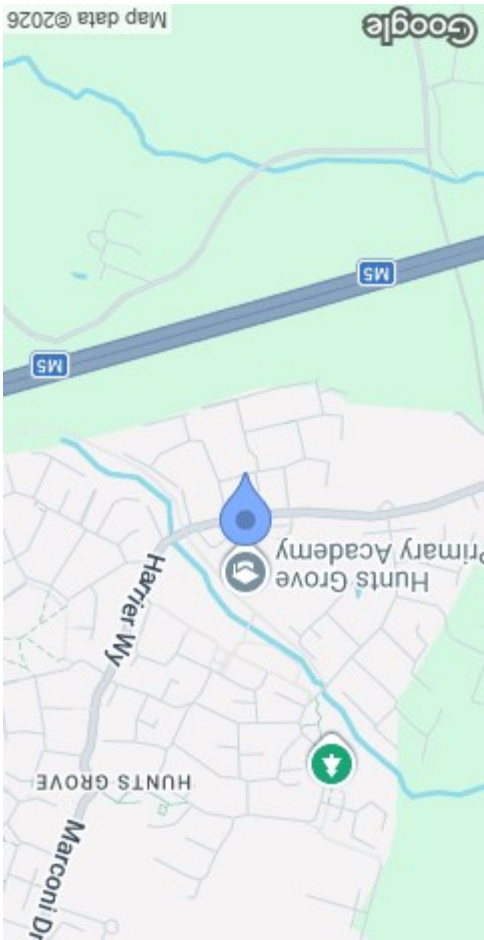


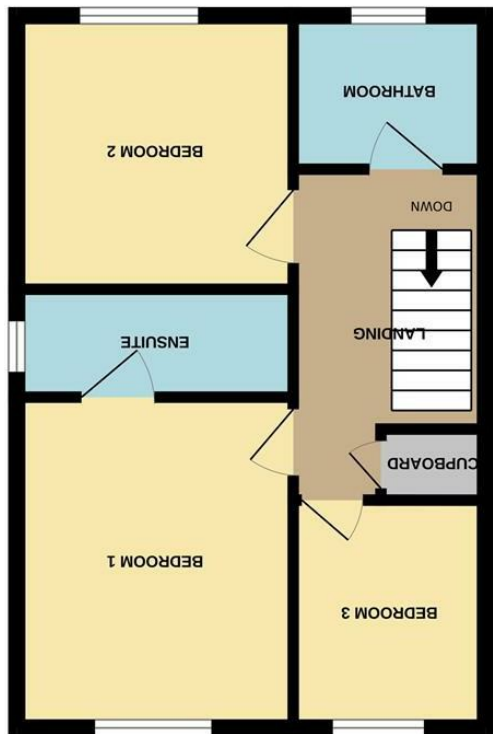


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

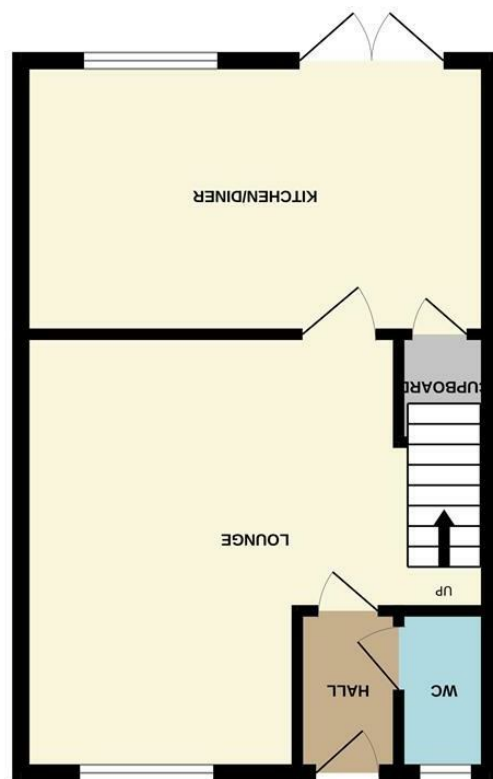
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A 92-100 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20	 A 10-35 B 36-47 C 48-65 D 66-83 E 84-101 F 102-129 G 130-152



While 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. 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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1ST FLOOR  
 390 sq.ft. (36.2 sq.m.) approx.



GROUND FLOOR  
 390 sq.ft. (36.2 sq.m.) approx.



7 Sowthistle Drive  
 Hardwicke, Gloucester GL2 4DX

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Offers Over £280,000

Well presented three bedroom end of terrace house with an en-suite shower room, a fitted kitchen/diner with built in appliances, off road parking for two vehicles and an NHBC Guarantee.

Accommodation comprises hallway, cloakroom 17ft lounge, 14ft fitted kitchen/diner with French doors onto the patio.

Upstairs there are three good bedrooms, an en-suite shower room and the family bathroom.

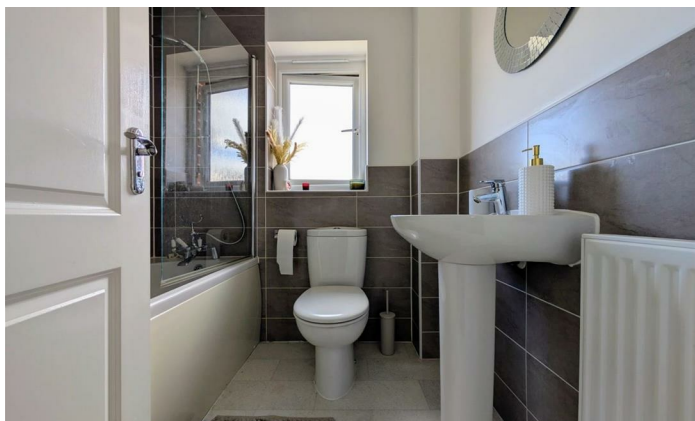
Outside you have off road parking for two vehicles and an enclosed rear garden with a paved patio and astro turf.

Hardwicke is a village 7 km south of the city of Gloucester. Despite its proximity to Gloucester, the village comes under Stroud Council.

Hardwicke was once renowned for its cider and cheese, this may have led to its survival during the battle for Gloucester in the Civil War – neither side wanted to damage a source of much appreciated sustenance.

Though there is a typical village green and pond on Green Lane, along with some of the village's oldest cottages, there was never a distinct centre to the village and other parts have a distinct "Victorian" feel. Added to this are the newer developments of the 1970s and 1980s, which have gradually become contiguous with the Quedgeley district of Gloucester.

In the centre of the village is the Hardwicke Parochial School which is a Church of England school. The village also benefits from a village hall, a post office, a playing field and two pubs; The Royal British Legion and The Pilot Inn.



Partially glazed front door leads into:

### ENTRANCE HALLWAY

Single radiator.

### CLOAKROOM

5'6 x 2'7 (1.68m x 0.79m)

White suite comprising low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, single radiator, upvc double glazed window to front elevation.

### LOUNGE

17'4 x 15' max (5.28m x 4.57m max)

Single radiator, tv point, stairs leading off, upvc double glazed window to front elevation overlooking the surrounding area.

### KITCHEN/DINER

14'8 x 9'1 (4.47m x 2.77m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for an automatic washing machine, space for fridge/freezer, tiled floor, understairs storage cupboard, double radiator, space for table and chairs, upvc double glazed window and matching French doors to rear elevation onto the patio.

From the lounge stairs lead to the first floor.

### LANDING

Single radiator, access to loft space, built in storage cupboard.

### BEDROOM 1

12'3 x 8'1 (3.73m x 2.46m)

Single radiator, tv point, upvc double glazed window to front elevation, through to:

### EN-SUITE SHOWER ROOM

8'2 x 3'9 (2.49m x 1.14m)

Double shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, upvc double glazed window to side elevation.

### BEDROOM 2

10'1 x 8'1 (3.07m x 2.46m)

Single radiator, upvc double glazed window to rear elevation.

### BEDROOM 3

8'6 x 6'3 (2.59m x 1.91m)

Single radiator, upvc double glazed window to front elevation.

### BATHROOM

6'3 x 5'6 (1.91m x 1.68m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., wash hand basin with a mixer tap, partially tiled walls, single radiator, upvc double glazed window to rear elevation.

### OUTSIDE

The front garden has a flower border, a paved pathway leading to the front door and block paved off road parking for two vehicles.

To the rear there is an enclosed garden with a paved patio and astro turf.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: C

Stroud District Council, Ebley Mill, Ebley Wharf, Stroud, Glos. GL5 4UB.

### TENURE

Freehold.

### MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### MAINTENANCE CHARGES

Approximately £288.00 Per Annum.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

Upon reaching Hunts Grove take the second exit onto Marconi Drive then turn left onto Harrier Way then left onto Sowthistle Drive where the property can be located on the left hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).