

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.

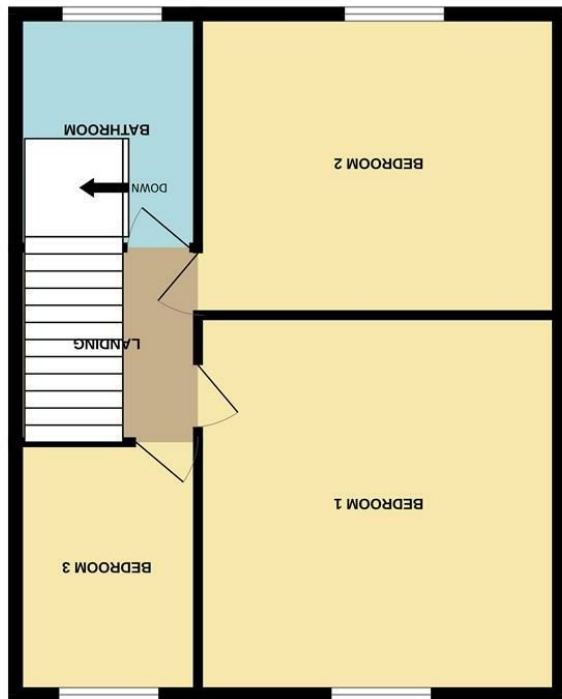
Figure 1: Comparison of the environmental impact of the UK and EU electricity generation.

The figure consists of two horizontal bar charts. The left chart shows the Environmental Impact (CO₂) Rating for the UK and EU, with the UK at 1.7 and the EU at 1.2. The right chart shows the Energy Efficiency Rating for the UK and EU, with the UK at 3.5 and the EU at 7.4. Both charts include a legend for the UK and EU, and a note that the UK is a member of the EU.

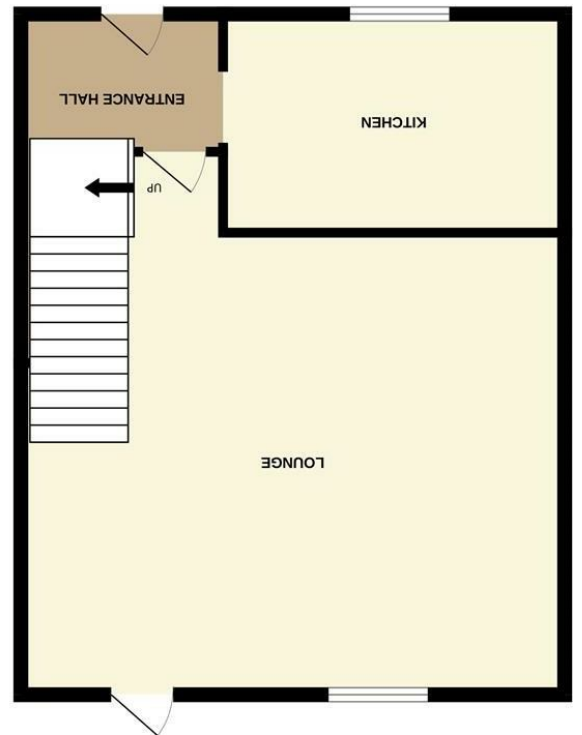
Category	UK	EU
Environmental Impact (CO ₂) Rating	1.7	1.2
Energy Efficiency Rating	3.5	7.4

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.

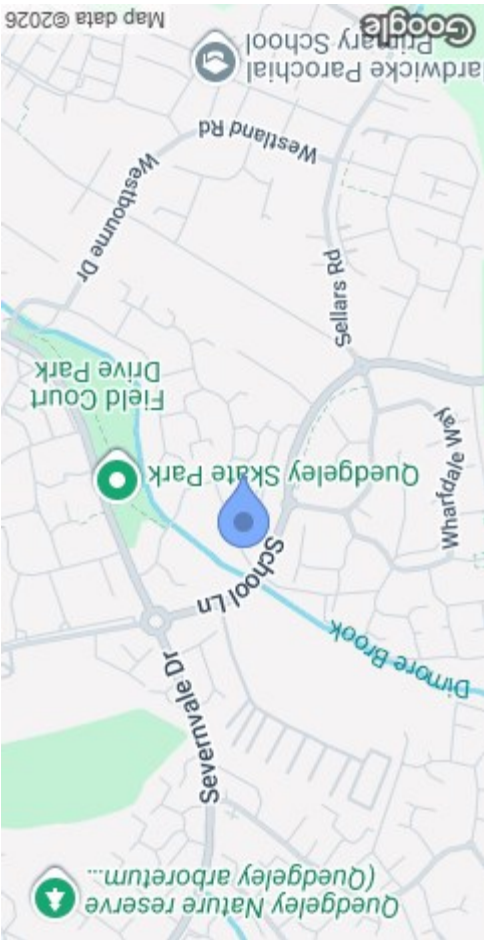
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1ST FLOOR



GROUND FLOOR



68 Maple Close
Hardwicke, Gloucester GL2 4YH

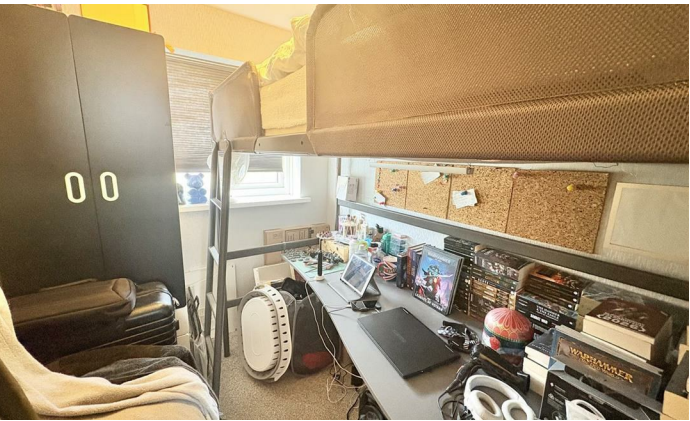
£225,000

A three bedroom end terraced family home situated at the end of a cul-de-sac location in need of a little updating and is offered with no onward chain.

The accommodation comprises entrance hall, kitchen, lounge whilst to the first floor three bedrooms and family bathroom.

Additional benefits include upvc double glazing throughout, an enclosed low maintenance rear garden and off road parking for two vehicles.

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.



Upvc opaque glazed door leads into:

ENTRANCE HALL

Doors leading off, stairs to first floor landing, laminate wood flooring.

KITCHEN

9'3" x 7'2" (2.82m x 2.19m)

A range of base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for tumble dryer, space for an American style fridge/freezer, space for cooker, upvc double glazed window overlooking the front aspect.

LOUNGE

14'5" x 12'1" (4.41m x 3.70m)

Laminate wood flooring, power points, upvc double glazed door and window overlooking the rear garden.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into the roof space.

BEDROOM 1

12'3" x 9'0" (3.74m x 2.76m)

Power points, upvc double glazed window overlooking the rear garden.

BEDROOM 2

8'11" x 8'9" (2.73m x 2.67m)

Power points, upvc double glazed window overlooking the front aspect.

BEDROOM 3

7'3" x 6'2" (2.23m x 1.89m)

Power points, upvc double glazed window to front aspect.

BATHROOM

A white suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with an electric shower over, fully tiled walls, storage cupboard/airing cupboard with slatted shelving, upvc double glazed opaque window to front aspect.

OUTSIDE

To the front there is an outside tap and a paved driveway providing off road parking for one vehicle. We have also been informed that there is allocated parking for one vehicle under the tree opposite.

Gated side access leads to a low maintenance rear garden being slabbed and is enclosed by a combination of timber panel fencing.

SERVICES

Mains water, electricity, and drainage.

WATER RATES

To be advised.

TENURE

Freehold.

LOCAL AUTHORITY

Council Tax Band: B
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

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.

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

From Bristol Road take the third turning off at the roundabout into Fieldcourt Drive and proceed all the way down to Overbrook Road and proceed along here taking the third turning on the left into Maple Close, proceed right to the end of the cul-de-sac where no 68 located with a For Sale board.

PROPERTY SURVEYS

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

