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46 Nightingale Close,  
£247,500

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An ideal home for first time buyers, built by David Wilson to the Wilford design this semi detached home offers a modern ground floor layout with a kitchen to the front of the property and an open plan lounge with dining space to the rear. French doors lead from the lounge to the rear garden, allowing for the outside and inside to flow simultaneously. There is a modern kitchen with integrated appliances and a downstairs cloakroom off the entrance hall which also has an under stairs storage cupboard.

The first floor offers 2 bedrooms, the main having built in wardrobes and the second with space for wardrobes to be fitted, a further storage cupboard and the main modern bathroom.

It also has the added benefit of 2 driveway parking spaces, gas central heating, double glazing a very good EPC rating, gated side access to the rear garden and set in a great location with easy access to the M5 in both directions.

Whether you are a first time buyer, downsizing, or looking for a smart investment, this property is ready to move into and enjoy and offered for sale with NO ONWARD CHAIN

### Local Area

Hunts Grove is a vibrant and rapidly growing community on the southern edge of Gloucester, offering the perfect blend of modern living and convenient access to city amenities. Nestled within the parish of Hardwicke, Hunts Grove enjoys excellent transport links via the A38 and M5, making commuting to Gloucester, Cheltenham, Bristol and beyond straightforward. Regular bus routes connect to Gloucester city centre and the wider region, while Gloucester, Stonehouse and Cam & Dursley train stations are just a short drive away by car with direct services to London, Bristol and Cardiff.

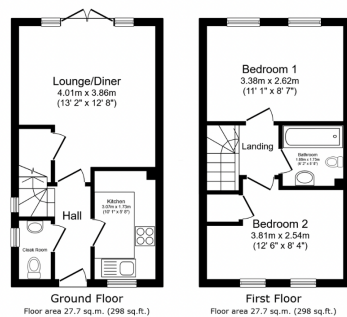






- 2 bed Semi Detached
- Lounge / Diner
- Kitchen With Integrated Appliances
- Off Road Parking For 2 Cars
- Remainder of NHBC Gaurentee
- Good Size Garden
- Double Glazing & GCH
- Cul De Sac Location
- Easy Access To M5
- No Onward Chain

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ESTATE AGENT



This floor plan is for illustrative purposes only. It is not intended to be used for any other purpose. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon the facts respectively contained in the respective documents.

