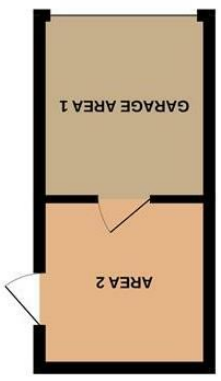
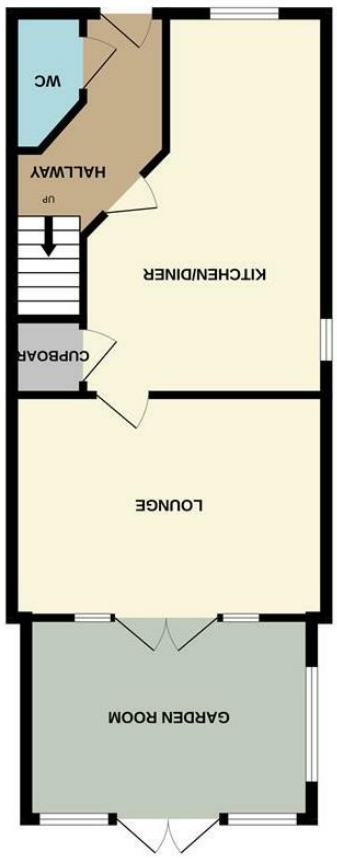
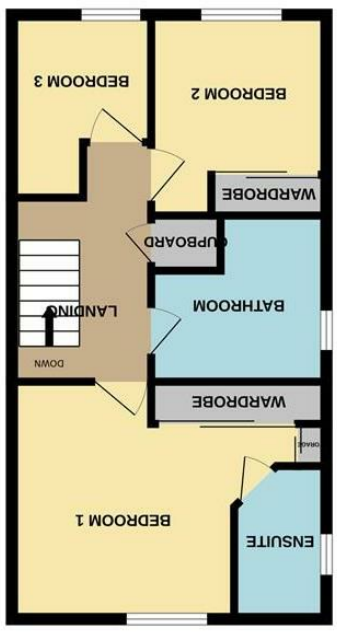
27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk





GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.

TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.
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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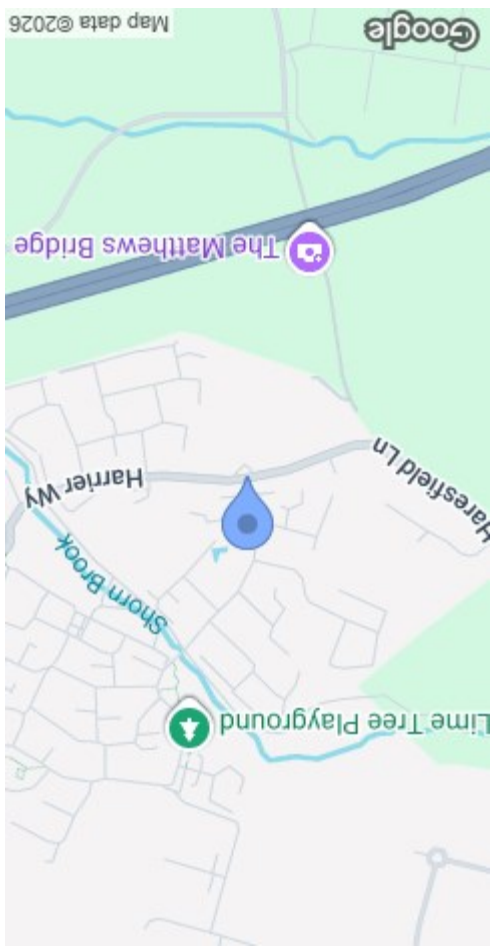

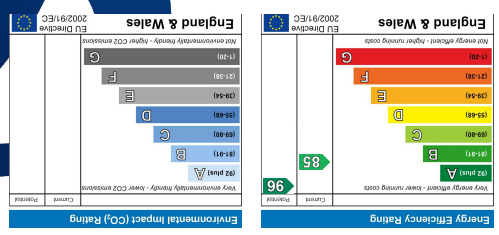

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

45 Harrier Way

Hardwicke, Gloucester GL2 4DB

STEVE GOOCH
ESTATE AGENTS | EST 1985

£340,000

Three bedroom detached former show home with an en-suite shower room, a lovely 18ft fitted kitchen/diner with built in appliances, a garden room and a single garage situated in a popular family area.

Accommodation comprises hallway, cloakroom, fitted kitchen/diner, lounge, garden room with French doors onto the garden, bedroom one with its en-suite shower room, bedroom two with fitted wardrobes, bedroom three and the family bathroom.

Outside you have a generous driveway leading to the garage and a pleasant enclosed low maintenance rear garden with a 19ft shed.

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.

Front door lead into:

ENTRANCE HALLWAY
Double radiator, LVT flooring, stairs leading off.

CLOAKROOM
7'2 x 2'8 (2.18m x 0.81m)
Low level w.c., corner wash hand basin with a mixer tap and tiled splashback, single radiator, LVT flooring, extractor fan.

KITCHEN/DINER
18'6 x 12' max (5.64m x 3.66m max)
Base and wall mounted units, granite worktops, single bowl stainless steel sink unit with a mixer tap, built in AEG electric oven, induction hob and extractor hood, built in fridge/freezer, built in dishwasher, built in washing machine, LVT flooring, space to table and chairs, understairs storage cupboard, double radator, upvc double glazed windows to front and side elevations.

LOUNGE
15'4 x 10'8 max (4.67m x 3.25m max)
Two single radiators, LVT flooring, tv point, upvc double glazed French doors to rear elevation into:

GARDEN ROOM
15'7 x 9'5 (4.75m x 2.87m)
Upvc double glazed windows to side and rear elevations, matching French doors to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, storage cupboard with shelving.

BEDROOM 1
13'7 x 10'8 max (4.14m x 3.25m max)
Built in wardrobe, tv point, upvc double glazed window to rear elevation, through to:

EN-SUITE SHOWER ROOM
7'7 x 4'9 max (2.31m x 1.45m max)
Double shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, chrome heated towel rail, extractor fan, downlighters, shaver point, upvc double glazed window to side elevation.

BEDROOM 2
11'7 x 8'6 max (3.53m x 2.59m max)
Double built in wardrobe, single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

BEDROOM 3
10'6 x 6'6 max (3.20m x 1.98m max)
Single radiator, storage recess, upvc double glazed window to front elevation overlooking the surrounding area.

BATHROOM
8'6 x 5'9 max (2.59m x 1.75m max)
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, chrome heated towel rail, downlighters, extractor fan, upvc double glazed window to side elevation.

OUTSIDE
At the front of the property there is a garden with plants, bushes and a pathway leading to the front door. To the side there is a tarmacadam driveway providing off road parking which in turn leads to a:

SINGLE GARAGE
Currently divided into two.

AREA ONE
10'4 x 9'7 (3.15m x 2.92m)
Up and over door to front elevation, power and lighting.

AREA TWO
10'4 x 10' (3.15m x 3.05m)
Power, lighting, upvc double glazed door to side elevation.

At the rear there is a enclosed low maintenance garden which is laid to astroturf and gravel surrounded by panelled fencing. There is also a:

LARGE STORAGE SHED
19'1 x 9'9 (5.82m x 2.97m)
Power, lighting, doors and windows to front elevation, window to side elevation.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

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.

LOCAL AUTHORITY
Council Tax Band: C
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE
Freehold.

MAINTENANCE CHARGES
£14.00 Per Month.

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 Cole Avenue take the dual carriageway towards Kingsway passing over the first set of traffic lights then turning left at the roundabout into Waterwells. Continue right to the end and at the roundabout turn right into Hunts Grove then take the first left into Harrier Way where the property can be located.

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.