



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Knotgrass Way, Hardwicke, Gloucester,
Gloucestershire, GL2 4DY.*

£240,000

Immaculately presented first time buy or investment purchase with two allocated parking spaces and a useful covered decking area in the rear garden ideal for alfresco dining.

This modern terraced home is ready to be moved into with bright and welcoming accommodation throughout. The ground floor has a lounge/dining room, kitchen and cloakroom whilst upstairs there are two double bedrooms and a bathroom. Outside, allocated parking is provided for two cars and the rear garden is enclosed with an attractive covered decked area off of the lounge which is ideal for alfresco dining and entertaining friends and families.

Located in a popular residential area close to Hunts Grove Primary School and with plenty of recreational areas in the surrounding neighbourhood. A regular bus service connects the city centre, train station and hospital whilst the M5 motorway can be reached in a little over 5 minutes.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

Entrance Hall

WC

5' 3" x 2' 11" (1.60m x 0.89m)

Kitchen

10' 4" x 5' 7" (3.15m x 1.70m)

Lounge/Diner

15' 8" x 12' 1" (4.77m x 3.68m)

First Floor Landing

Bedroom

12' 2" x 10' 0" (3.71m x 3.05m)

Bedroom

11' 11" x 9' 4" (3.63m x 2.84m)

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)





Outside

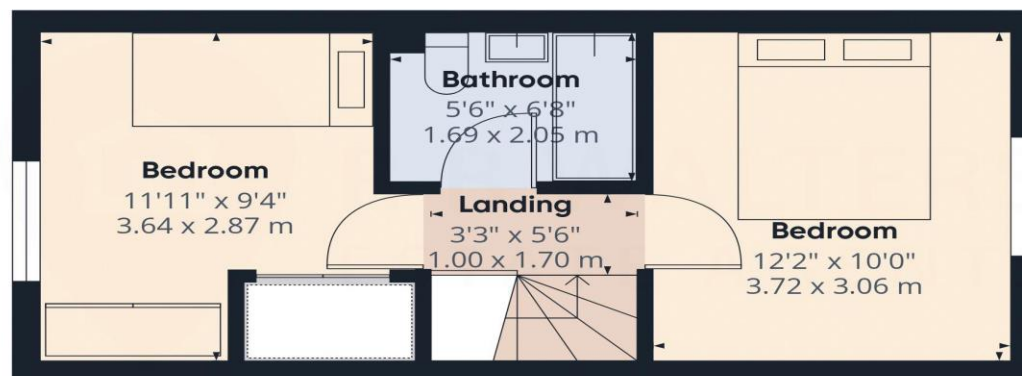
Two Allocated Parking Spaces

Rear Garden with Covered Decked Area
 12' 1" x 7' 9" (3.68m x 2.36m)
 (covered area measurements)





Ground Floor



Floor 1



Approximate total area^m

596 ft²
55.4 m²

Balconies and terraces

93 ft²
8.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk