



MICHAEL TUCK
ESTATE & LETTING AGENTS



31 Overbrook Road, Hardwicke

Gloucester

Guide Price **£199,950**

31 Overbrook Road

Hardwicke, Gloucester

Two DOUBLE Bedroom Terraced House Located In Overbrook Road, Hardwicke. ENCLOSED Rear Garden, TWO OFF-ROAD PARKING SPACES and an IDEAL FIRST TIME BUY!

The accommodation comprises of; Entrance porch, living/dining room, & kitchen.

On the top floor we have; Two DOUBLE bedrooms & bathroom.

Further benefits include; Gas central heating, upvc double glazing & off road parking!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £950pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Gas Central Heating
- Two Double Bedrooms
- Private & Enclosed Rear Garden
- Two Off Road Parking Spaces
- Ideal First Buy
- Energy Rating D



Hallway

3' 11" x 3' 1" (1.20m x 0.93m)

Living Room

15' 2" x 12' 9" (4.63m x 3.88m)

Inner Hallway

10' 10" x 3' 1" (3.30m x 0.95m)

Kitchen

9' 4" x 7' 5" (2.85m x 2.25m)

Landing

8' 5" x 2' 10" (2.56m x 0.86m)

Bathroom

5' 7" x 5' 0" (1.70m x 1.53m)

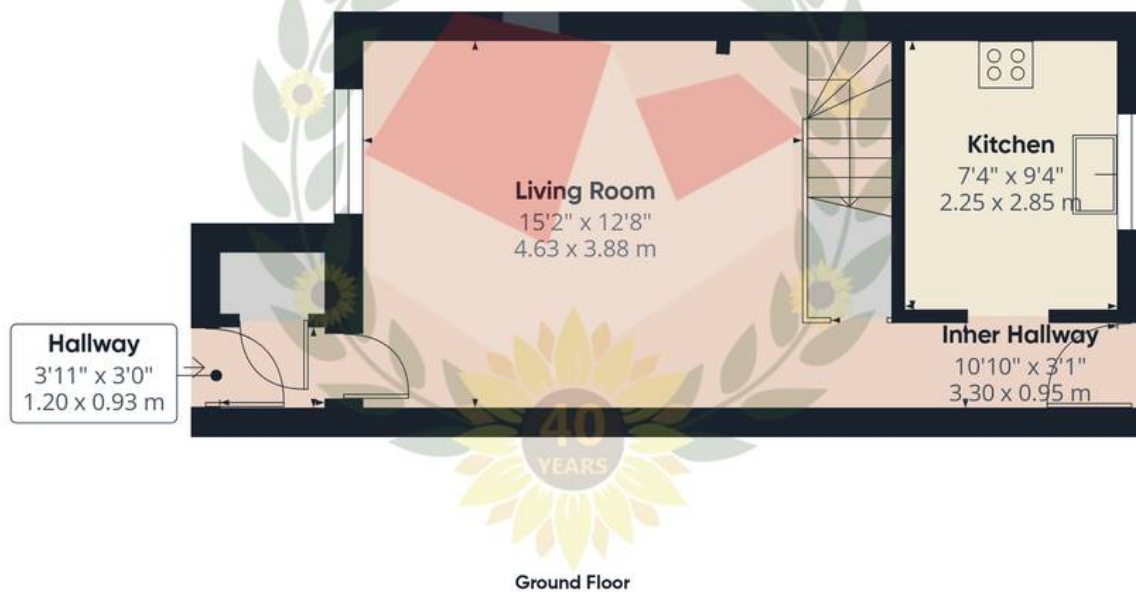
Bedroom

12' 7" x 9' 6" (3.84m x 2.89m)

Bedroom

12' 6" x 7' 5" (3.81m x 2.26m)

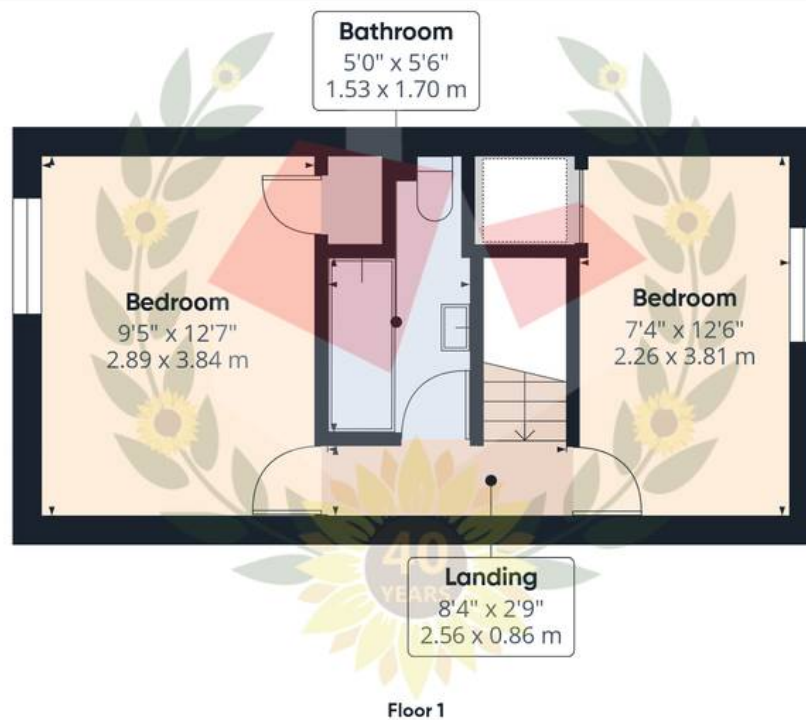




Approximate total area⁽¹⁾

625 ft²

58 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



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Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



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