



**40 Westbourne Drive, Hardwicke**

Gloucester

Guide Price **£180,000**

# 40 Westbourne Drive

Hardwicke, Gloucester

One Bedroom Terraced Home With Two Off Road Parking Spaces Located In Hardwicke, Gloucester.

The ground floor comprises of; Entrance hall, kitchen & living/dining room.

On the top floor we have; One DOUBLE bedroom with study area & bathroom.

Further benefits include; Gas central heating, upvc double glazing & an enclosed private rear garden.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £895 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

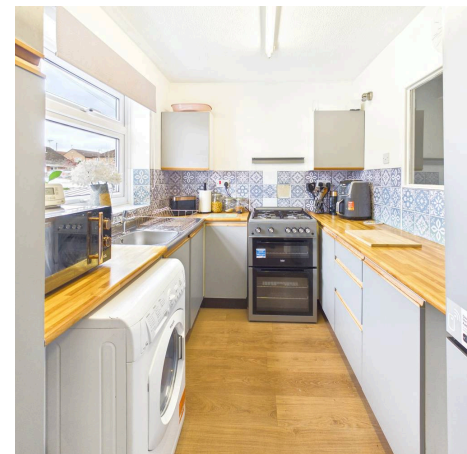
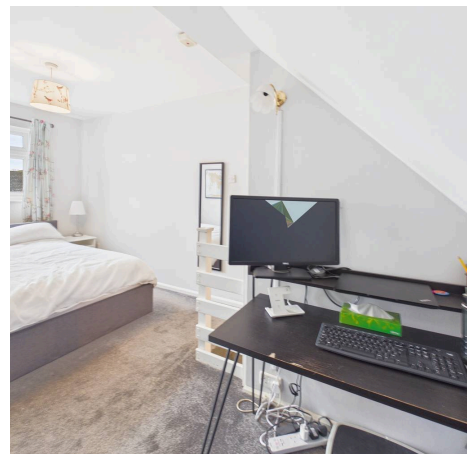
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Upvc Double Glazing
- Living/Dining Room
- Two Off Road Parking Spaces
- Enclosed Private Rear Garden
- Ideal First Buy
- Gas Central Heating
- One Double Bedroom With Study Area
- Energy Rating C



**Entrance Hall**

**Kitchen**

9' 4" x 6' 8" (2.85m x 2.04m)

**Living/Dining Room**

13' 1" x 13' 1" (4.00m x 3.98m)

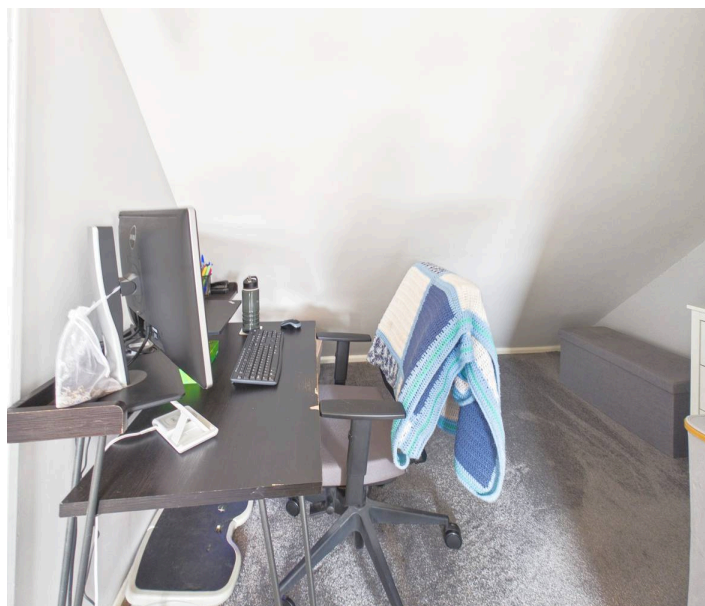
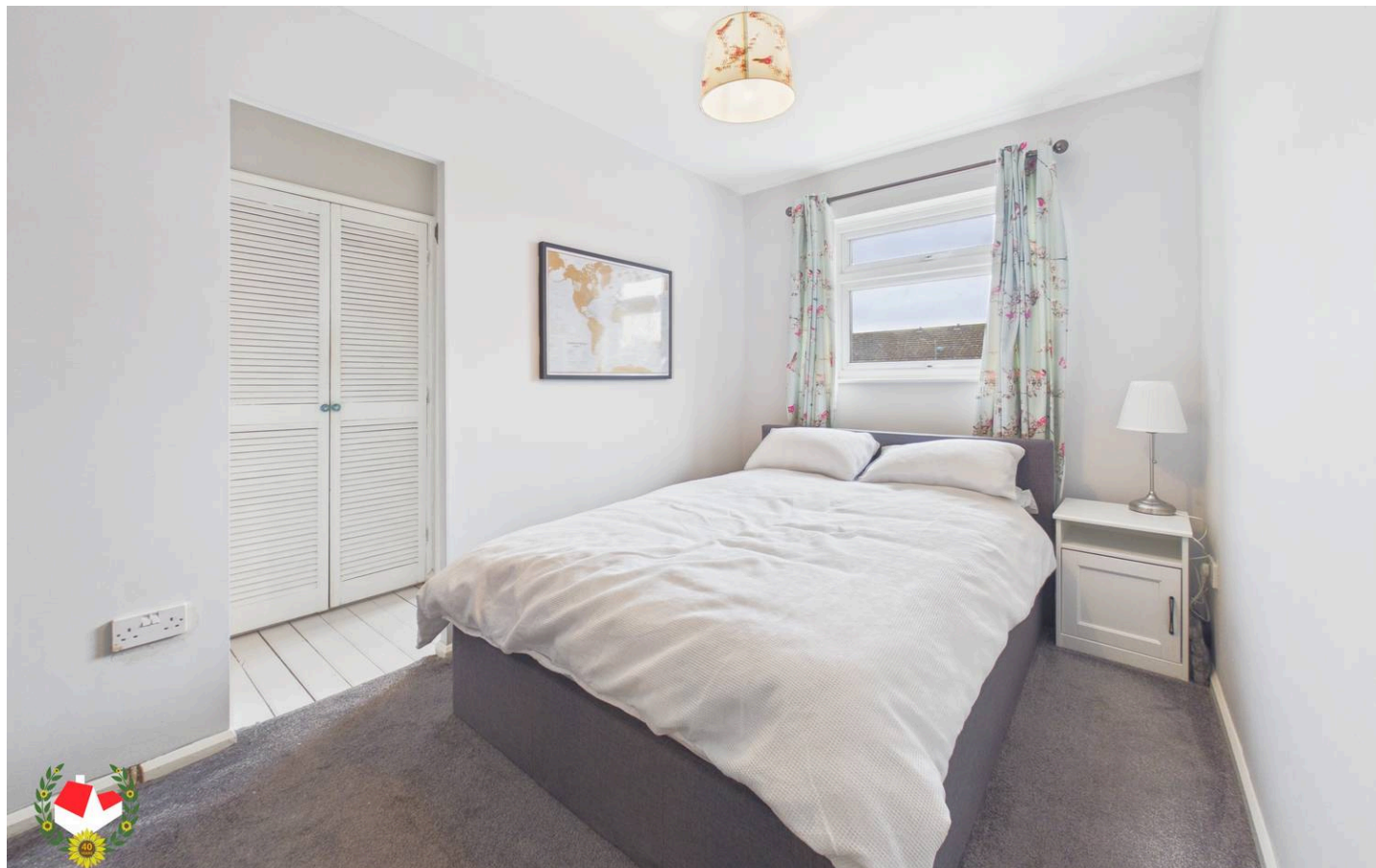
**Bedroom**

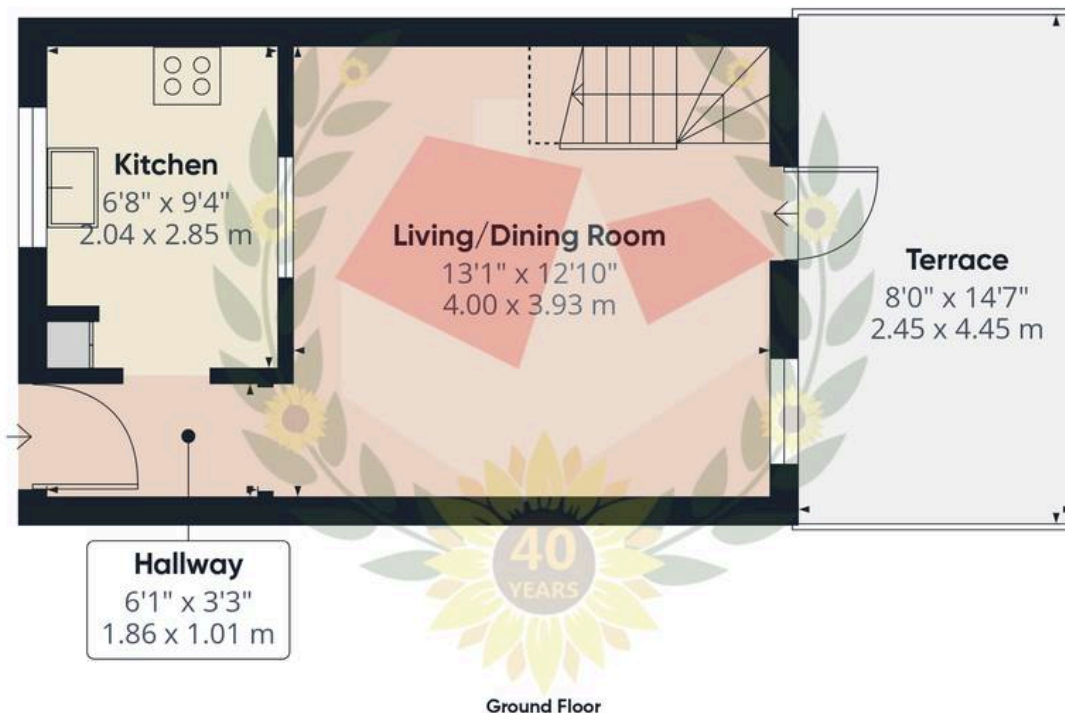
11' 4" x 7' 9" (3.46m x 2.36m)

**Study Area**

9' 6" x 7' 10" (2.90m x 2.39m)

**Bathroom**





**Approximate total area<sup>(1)</sup>**

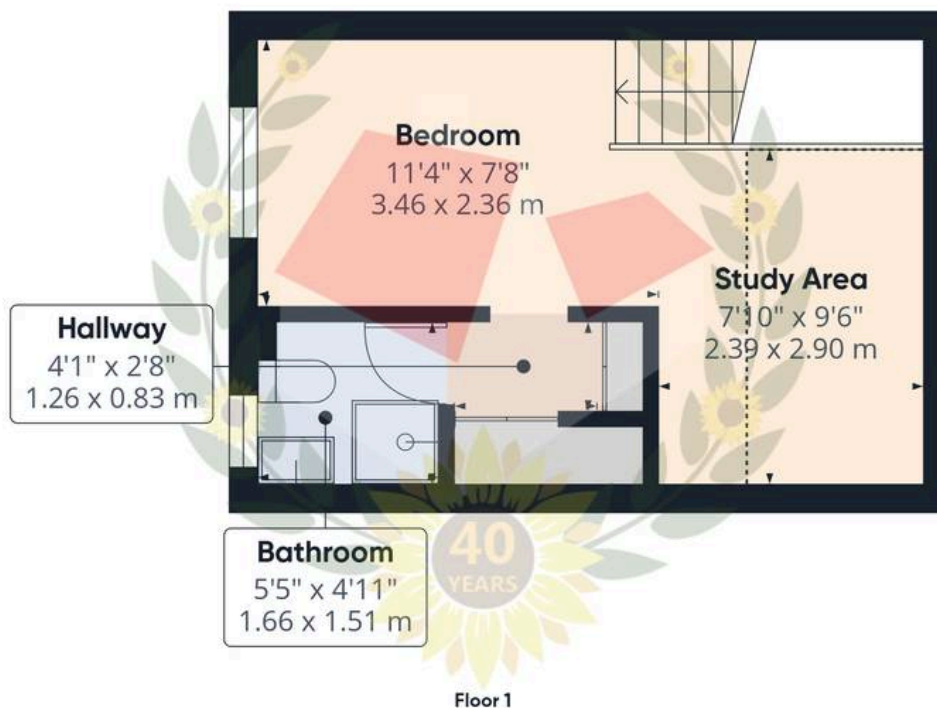
469 ft<sup>2</sup>  
43.6 m<sup>2</sup>

**Balconies and terraces**

116 ft<sup>2</sup>  
10.8 m<sup>2</sup>

**Reduced headroom**

57 ft<sup>2</sup>  
5.3 m<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 5 ft/1.5 m

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

**GIRAFFE360**





## Michael Tuck Quedgeley

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