



MICHAEL TUCK

The Agent with 5 star customer service

Review data based on 4.85 rating from 157 customers Sept15 to Sept17 on Reviews.co.uk

99%

of reviewers recommend
Michael Tuck Estate Agents



9 Hunts Grove Drive, Hardwicke, Gloucester, GL2 4BH

3 Bedroom Semi Detached House

£209,950

Upvc Double Glazing
Immaculate Condition
Spacious Lounge
Enclosed Rear Garden

Modern Fitted Kitchen/Diner
Garage & Parking
Viewing Advised
Energy Rating B

01452 543200

Michael Tuck Quedgeley

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

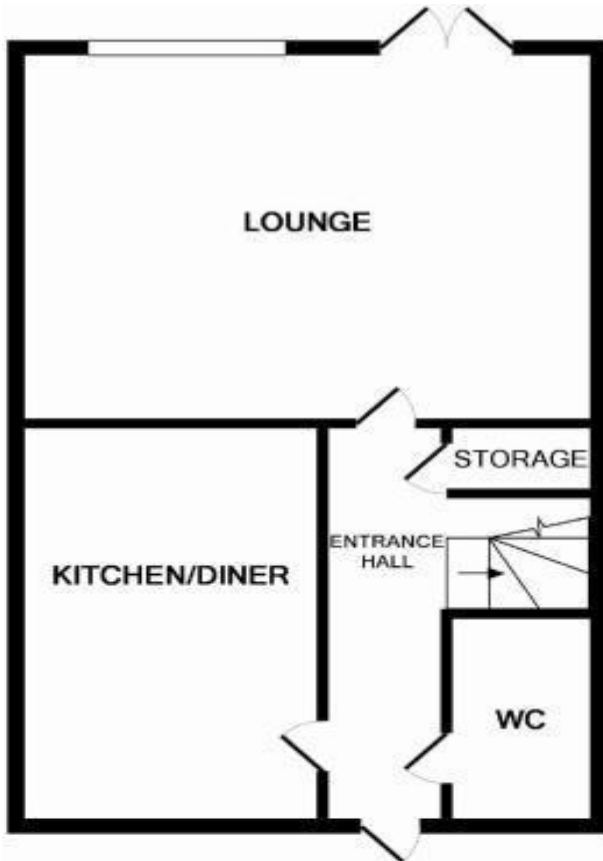
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Abbeymead

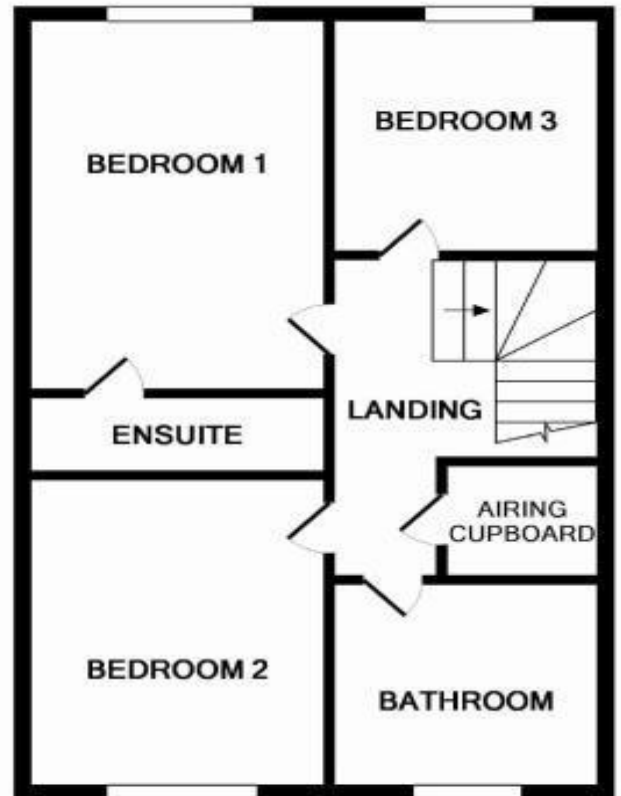
Sales 01452 612020

Lettings 01452 543061





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance

Via double glazed door. Radiator. Under stairs storage cupboard. Stairs to first floor. Laminate flooring.

Cloakroom

UPVC double glazed window to front aspect. Low level WC, pedestal wash hand basin. Radiator.

Lounge 16' 4" x 12' 3" (4.97m x 3.73m)

UPVC double glazed window to rear aspect. UPVC double glazed French doors to rear garden. Radiator. TV point.

Kitchen/Diner 13' 3" x 8' 7" (4.04m x 2.61m)

UPVC double glazed windows to front and side aspect. Ceramic one and a half bowl sink unit. Laminate roll edge work surfaces with cupboards and drawers under. Matching wall mounted unit with built in fridge freezer. Built in oven and hob with extractor hood over. Plumbing for washing machine and dishwasher. Built in storage cupboard housing boiler. Radiator.

Landing

Access to loft space. Built in storage cupboard housing water tank.

Bedroom 1 11' 11" x 8' 1" (3.63m x 2.46m)

UPVC double glazed window to rear aspect. Radiator. Door to En-Suite.

En-suite

UPVC double glazed window to side aspect. Double shower tray. Fully tiled shower cubicle with fitted shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Shaver point.

Bedroom 2 10' 3" x 8' 10" (3.12m x 2.69m)

UPVC double glazed window to front aspect. Radiator

Bedroom 3 8' 3" x 7' 7" (2.51m x 2.31m)

UPVC double glazed window to rear aspect. Radiator

Bathroom

UPVC double glazed window to front aspect. Panelled bath with tiled splashbacks and mixer tap with shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail.

Garage 20' 8" x 16' 6" (6.29m x 5.03m)

Up and over door, Eaves storage space.

Rear Garden

Fully enclosed, private, south facing rear garden. Patio area, raised decking and lawned area. Outside tap. Door to garage.

DRAFT DETAILS – AWAITING VENDORS APPROVAL

Please note that these are draft details awaiting vendor approval

Viewing Strictly Through the Agent

Please call us on 01452 543200 or email estates.quedgeley@michaeltuck.co.uk to make an appointment.

Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 541561.

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.