



## Maple Close, Hardwicke, Gloucester

**£80,000** Freehold



**91 Maple Close, Hardwicke,  
Gloucester, Gloucestershire, GL2 4YH**

**£80,000**

Freehold. Council Tax Band A



**1 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \*Upvc Double Glazing
- \* Lounge/Diner
- \*Ideal Investment
- \*Double Bedroom
- \*Parking
- \* Cash Buyers Only
- \*No Onward Chain
- \* Energy Rating TBC

### Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

[estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk)

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### The Property

CASH BUYERS ONLY First Floor Apartment Located In Maple Close, Hardwicke With No Onward Chain!

The accommodation comprises of; Lounge/diner, kitchen, bedroom & bathroom.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £550pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today on 01452 543200 to arrange your viewing.

### Communal Entrance Hall

**Lounge/Diner** 17' 6" x 11' 11" (5.34m x 3.63m)

**Kitchen** 10' 5" x 6' 7" (3.18m x 2m)

**Bathroom** 6' 11" x 4' 9" (2.12m x 1.442m)

**Bedroom** 9' 3" x 6' 11" (2.817m x 2.116m)

### Tenure

Leasehold Lease- 13/02/1986 - 31/03/2085 - circa 61 Years remaining

### Agents Note

The vendor of this property is a relative of an employee of Michael Tuck Estate Agents. Michael Tuck Estate Agent has no financial interest in this property other than a professional selling fee.

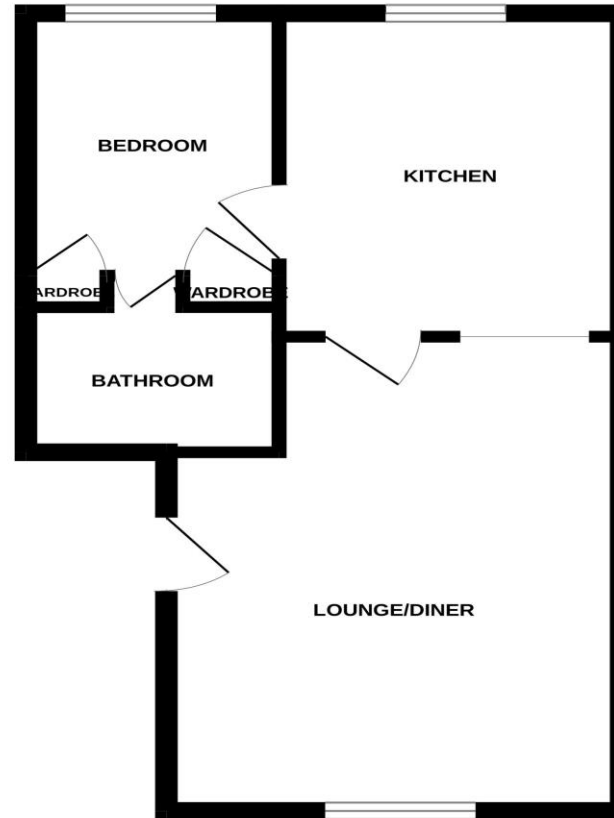








FIRST FLOOR



**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

The position and size of doors, windows, appliances, and other features are approximate only.

Unauthorised reproduction prohibited

as to their operability or efficiency can be given.

**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

