



MICHAEL TUCK
ESTATE & LETTING AGENTS

50 Carbonel Close, Hardwicke
Gloucester

£155,000

50 Carbonel Close

Hardwicke, Gloucester

Immaculate Three Bedroom End-Terrace Home With Two Off Road Parking Spaces Offered To The Market At 50% Shared Ownership Located In Carbonel Close, Hardwicke.

The accommodation comprises of; Entrance hall, living room, w.c & kitchen/diner.

On the top floor we have; Three good sized bedrooms & family bathroom.

Further benefits include; Gas central heating, upvc double glazing, an en-suite to bedroom one & a large enclosed rear garden!

Call us today to arrange your viewing on 01452 543200.

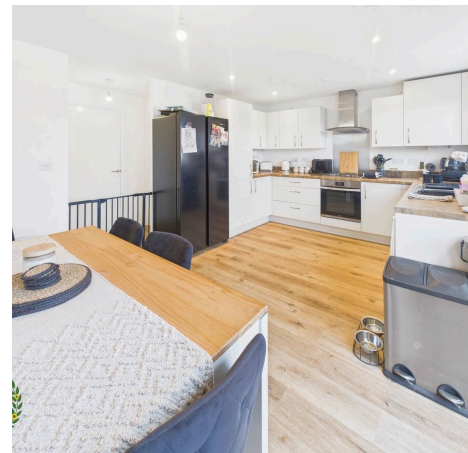
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Upvc Double Glazing
- Gas Central Heating
- Large Rear Garden
- Downstairs W.C
- 50% Shared Ownership
- Two Off Road Parking Spaces
- Kitchen/Diner
- Energy Rating B



Hallway - Dimensions: 5' 10" x 3' 6" (1.78m x 1.07m).

Living Room - Dimensions: 12' 0" x 11' 11" (3.65m x 3.63m).

Hallway - Dimensions: 5' 3" x 3' 5" (1.60m x 1.04m).

Kitchen/Diner - Dimensions: 15' 5" x 10' 11" (4.70m x 3.32m).

WC - Dimensions: 6' 4" x 3' 6" (1.93m x 1.07m).

Landing - Dimensions: 11' 4" x 3' 3" (3.45m x 0.99m).

Bedroom One - Dimensions: 9' 11" x 8' 3" (3.02m x 2.51m).

En-Suite - Dimensions: 6' 10" x 3' 11" (2.08m x 1.19m).

Bedroom Two - Dimensions: 9' 8" x 8' 3" (2.94m x 2.51m).

Bedroom Three - Dimensions: 9' 1" x 6' 10" (2.77m x 2.08m).

Bathroom - Dimensions: 6' 10" x 6' 2" (2.08m x 1.88m).

Rear Garden

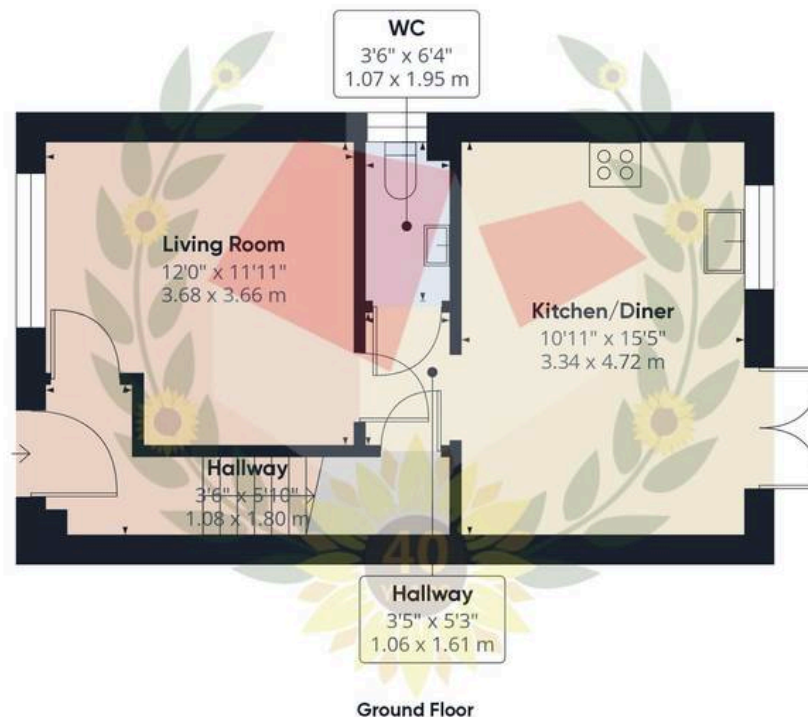
Tenure

Leasehold 997 Years remaining approximately Rent per month £407.34 after 1st April 2025 Lease Management Fee - £22.73 Insurance - £11.14

Additional Information

Additional Information provided by vendor: Utilities • Electricity - mains • Gas - mains • Water - mains • Sewerage - mains • Broadband - fibre to cabinet

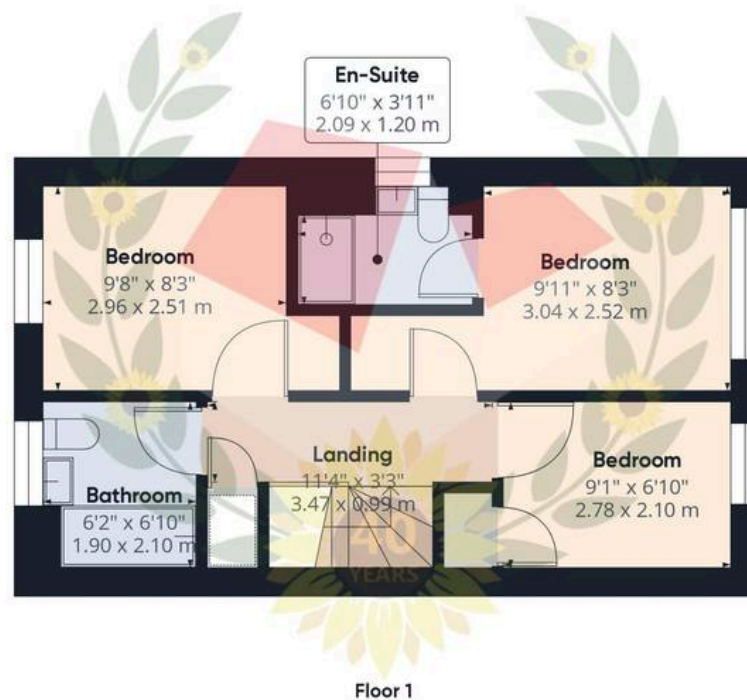




Approximate total area⁽¹⁾

786.73 ft²

73.09 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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