



MICHAEL TUCK
ESTATE & LETTING AGENTS

27a Elmgrove Road East, Hardwicke

Gloucester

£495,000

27a Elmgrove Road East

Hardwicke, Gloucester

RARE Five Bedroom Detached House With Parking For Several Cars Located In Elmgrove Road East, Hardwicke!

The accommodation comprises of; Entrance hall, cloakroom, living room, dining area, kitchen, conservatory & one DOUBLE bedroom with shower room.

On the first floor we have; two good sized DOUBLE bedrooms & four piece family bathroom suite.

On the top floor we have; Two bedrooms.

Further benefits include; Gas central heating, upvc double glazing, OWNED solar panels & EV charging port, A storage/utility area and an enclosed re-landscaped rear garden!

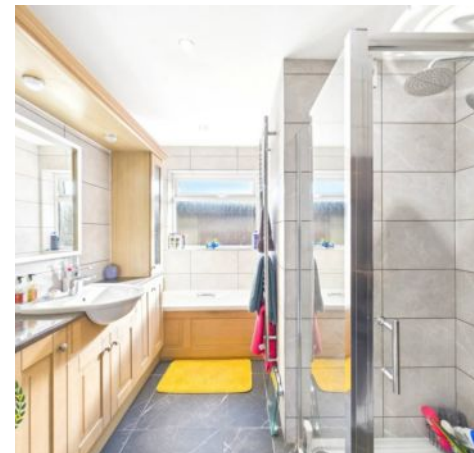
Call us today to arrange your viewing on 01452 543200!

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Upvc Double Glazing
- Parking For Several Cars
- Three Reception Rooms
- Owned Solar Panels
- Gas Central Heating
- Downstairs Bedroom & Shower Room
- Rarely Available
- Energy Rating C



Hallway

Dimensions: 6' 11" x 5' 1" (2.11m x 1.55m).

WC

Dimensions: 7' 0" x 5' 2" (2.13m x 1.57m).

Kitchen

Dimensions: 13' 2" x 10' 9" (4.01m x 3.27m).

Living Room

Dimensions: 24' 2" x 11' 9" (7.36m x 3.58m).

Dining Area

Dimensions: 24' 1" x 6' 9" (7.34m x 2.06m).

Conservatory

Dimensions: 14' 1" x 12' 10" (4.29m x 3.91m).

Bedroom Three

Dimensions: 12' 0" x 11' 8" (3.65m x 3.55m).

Shower Room

Dimensions: 7' 1" x 6' 0" (2.16m x 1.83m).

Storage/Utility Area

Dimensions: 14' 1" x 11' 0" (4.29m x 3.35m).

Landing

Dimensions: 7' 6" x 5' 5" (2.28m x 1.65m).

Bedroom One

Dimensions: 13' 10" x 12' 0" (4.21m x 3.65m).

Dressing Room

Dimensions: 8' 4" x 3' 11" (2.54m x 1.19m).

Bedroom Two

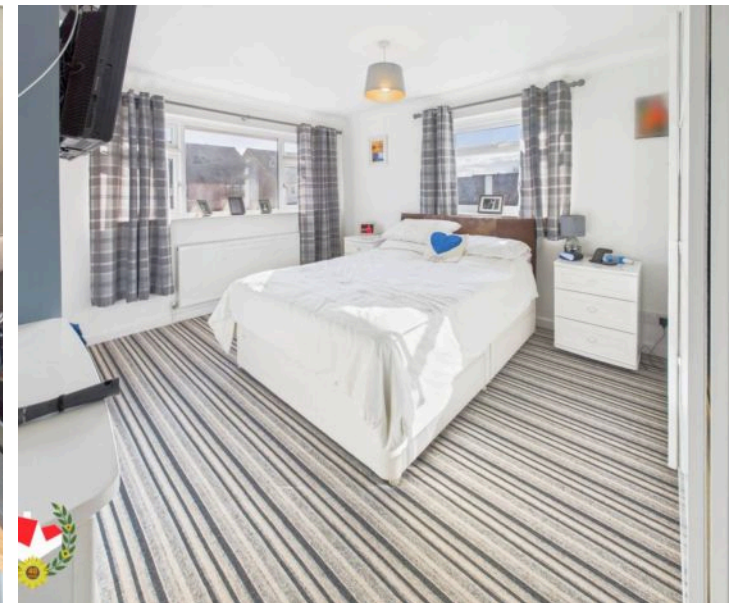
Dimensions: 12' 0" x 9' 11" (3.65m x 3.02m).

Bathroom

Dimensions: 10' 8" x 8' 2" (3.25m x 2.49m).

Second Floor Landing

Dimensions: 7' 1" x 5' 0" (2.16m x 1.52m).

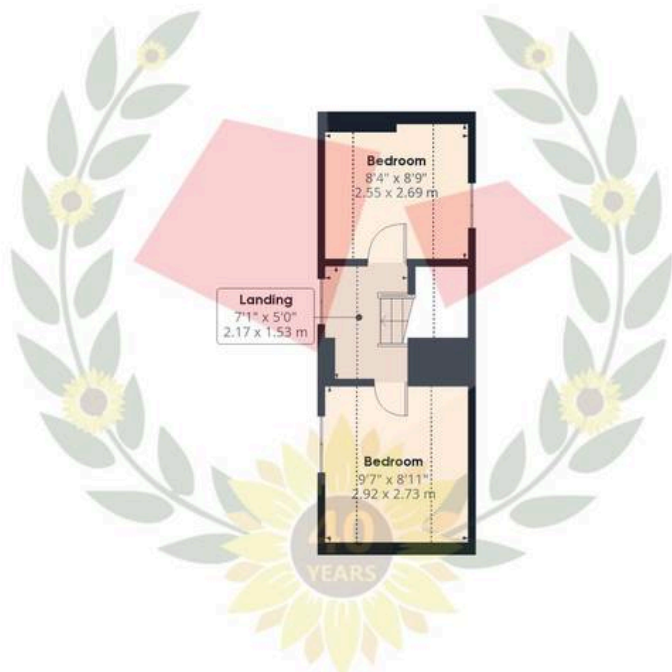
Bedroom Four



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1908.43 ft²

177.3 m²

Reduced headroom

96.1 ft²

8.93 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



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