



12 Knotgrass Way, Hardwicke

Gloucester

£280,000

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Three Bedroom End Terrace Home Situated Down In Knotgrass Way, Hardwicke Offered To The Market With NO ONWARD CHAIN!

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

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

Further benefits include; Upvc double glazing, gas central heating, off road parking for TWO cars & an en-suite to bedroom one!

Call us today to arrange your viewing on 01452 543200!

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Downstairs W.C
- Energy Rating B
- Upvc Double Glazing
- Gas Central Heating
- No Onward Chain
- Kitchen/Diner
- Two Off Road Parking Spaces
- Two Reception Rooms



Entrance Hall

Dimensions: 4' 8" x 3' 6" (1.42m x 1.07m).

Cloakroom

Dimensions: 5' 8" x 2' 9" (1.73m x 0.84m).

Living Room

Dimensions: 17' 3" x 14' 9" (5.25m x 4.49m).

Kitchen/Diner

Dimensions: 14' 9" x 9' 2" (4.49m x 2.79m).

Landing

Dimensions: 12' 1" x 6' 4" (3.68m x 1.93m).

Master Bedroom

Dimensions: 12' 0" x 8' 0" (3.65m x 2.44m).

En-suite

Dimensions: 8' 0" x 3' 11" (2.44m x 1.19m).

Bedroom 2

Dimensions: 10' 2" x 8' 1" (3.10m x 2.46m).

Bedroom 3

Dimensions: 8' 7" x 6' 5" (2.61m x 1.95m).

Bathroom

Dimensions: 6' 4" x 5' 7" (1.93m x 1.70m).

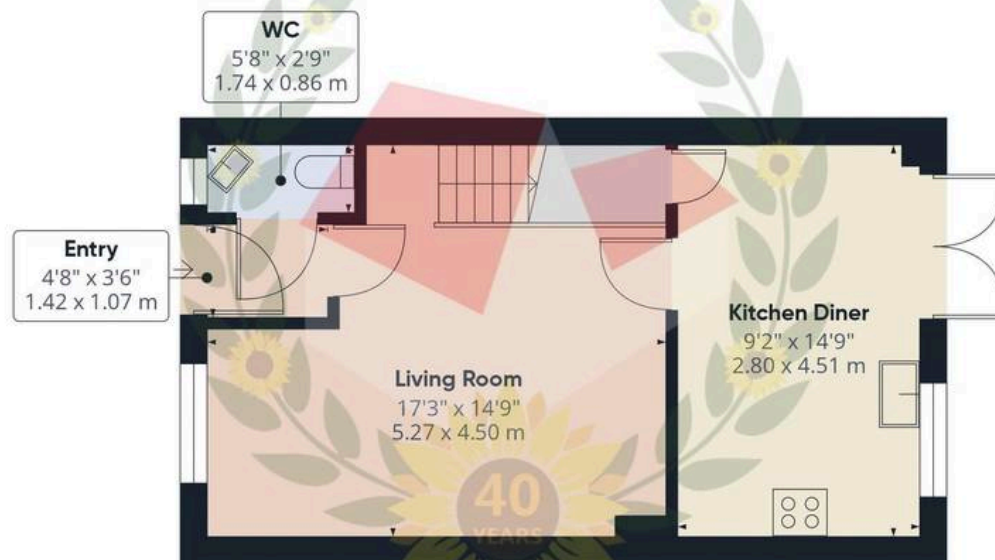
Rear Garden**Two Off Road Parking Spaces****Estate Management Charge**

Approx £120 Per Annum

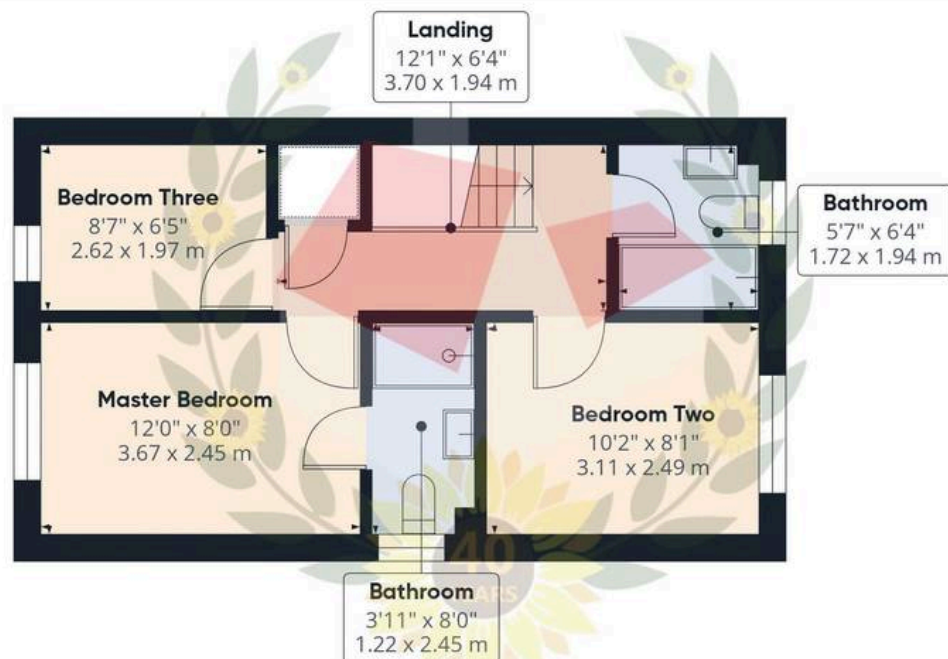
Additional Information

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

742 ft²

69 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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