



MICHAEL TUCK
ESTATE & LETTING AGENTS

3 Ploughmans Way, Hardwicke
Gloucester

£275,000

3 Ploughmans Way

Hardwicke, Gloucester

We are delighted to bring to the market a THREE Bedroom Semi Detached House located on Ploughmans Way in Hardwicke.

Ground Floor comprises of Entrance Hall, Lounge, Kitchen Diner and Cloakroom, whilst upstairs are a 16' Master Bedroom, Two Further Bedrooms and Family Bathroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central heating, Block Paved driveway for several vehicles, Rear Garden and GARAGE.

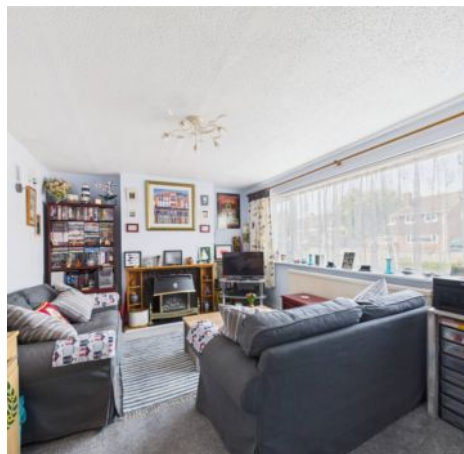
Properties of this nature are in High demand so an early appointment to view comes highly recommended

Call 01452 543200 To View
Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Lounge & Kitchen Diner
- Rear Garden & Garage



Hallway

Dimensions: 5' 9" x 5' 0" (1.75m x 1.52m).

Cloakroom

Dimensions: 5' 0" x 3' 5" (1.52m x 1.04m).

Living Room

Dimensions: 15' 11" x 10' 10" (4.85m x 3.30m).

Kitchen/Diner

Dimensions: 12' 1" x 11' 9" (3.68m x 3.58m).

Landing

Dimensions: 10' 2" x 5' 8" (3.10m x 1.73m).

Master Bedroom

Dimensions: 16' 0" x 10' 10" (4.87m x 3.30m).

Bedroom Two

Dimensions: 8' 10" x 8' 6" (2.69m x 2.59m).

Bedroom Three

Dimensions: 8' 9" x 7' 1" (2.66m x 2.16m).

Bathroom

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

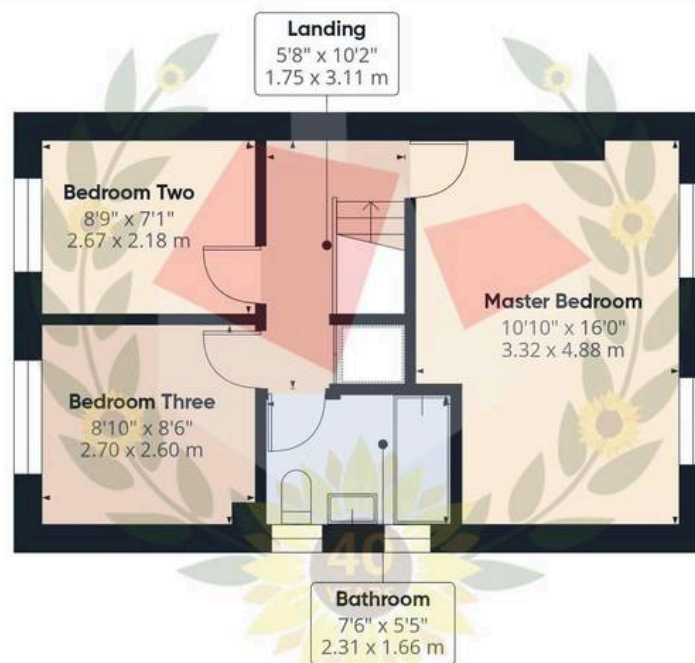
Additional Information

Gas & Electric – Mains Water & Sewerage – Mains





Ground Floor



Floor 1

Approximate total area⁽¹⁾

766 ft²

71.1 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



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.