



MICHAEL TUCK
ESTATE & LETTING AGENTS



44 Carbonel Close, Hardwicke

Gloucester

Fixed Price **£176,000**

44 Carbonel Close

Hardwicke, Gloucester

This wonderful property is a delightful three bedroom house offering modern living in a desirable location. Benefiting from Upvc double glazing and gas central heating, this home provides comfort and warmth throughout. Ideal for first-time buyers, the property is offered on a 55% shared ownership basis, presenting a fantastic opportunity to step onto the property ladder without delay. With the added convenience of no onward chain, the seamless transition to your new home awaits. With two off-road parking spaces ensure that your vehicles are accommodated with ease. The downstairs W.C adds practicality to the layout, while the kitchen/diner invites sociable cooking and dining experiences. Live the lifestyle you've always dreamt of in this charming abode.

Council Tax band: C Tenure: Leasehold

EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B

- Upvc Double Glazing
- Immaculate Throughout
- No Onward Chain
- 55% Shared Ownership
- Gas Central Heating
- Two Off Road Parking Spaces
- Kitchen/Diner
- Downstairs W.C & En-Suite To Bedroom One
- Large Rear Garden
- Energy Rating B



Entrance Hallway

6' 8" x 4' 0" (2.04m x 1.21m)

Living Room

13' 7" x 11' 11" (4.14m x 3.64m)

Inner Hallway

7' 3" x 4' 9" (2.22m x 1.45m)

WC

5' 10" x 4' 9" (1.78m x 1.45m)

Kitchen/Diner

16' 11" x 9' 9" (5.15m x 2.98m)

Landing

7' 3" x 4' 9" (2.21m x 1.46m)

Bedroom One

11' 7" x 10' 9" (3.52m x 3.28m)

En-Suite

6' 8" x 4' 0" (2.03m x 1.21m)

Bedroom Two

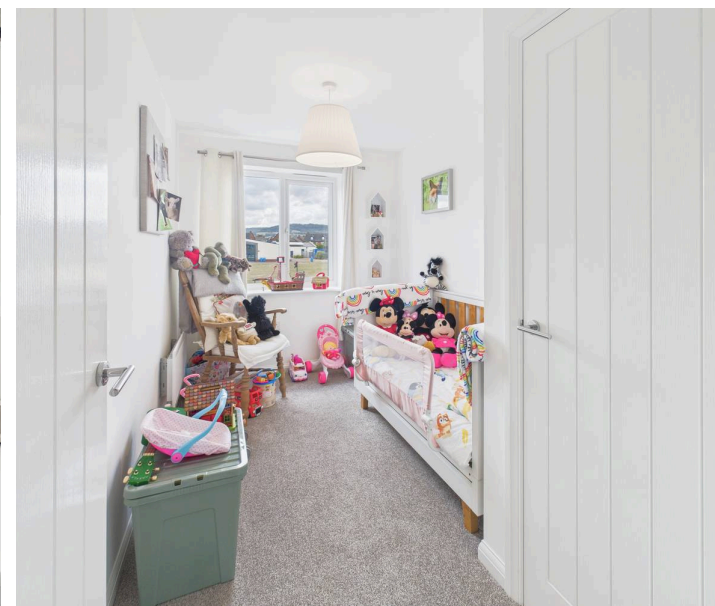
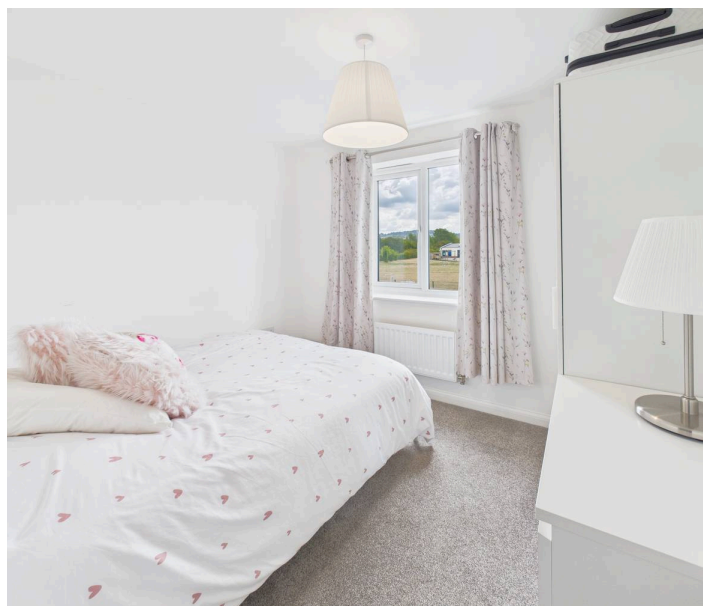
9' 8" x 8' 11" (2.95m x 2.71m)

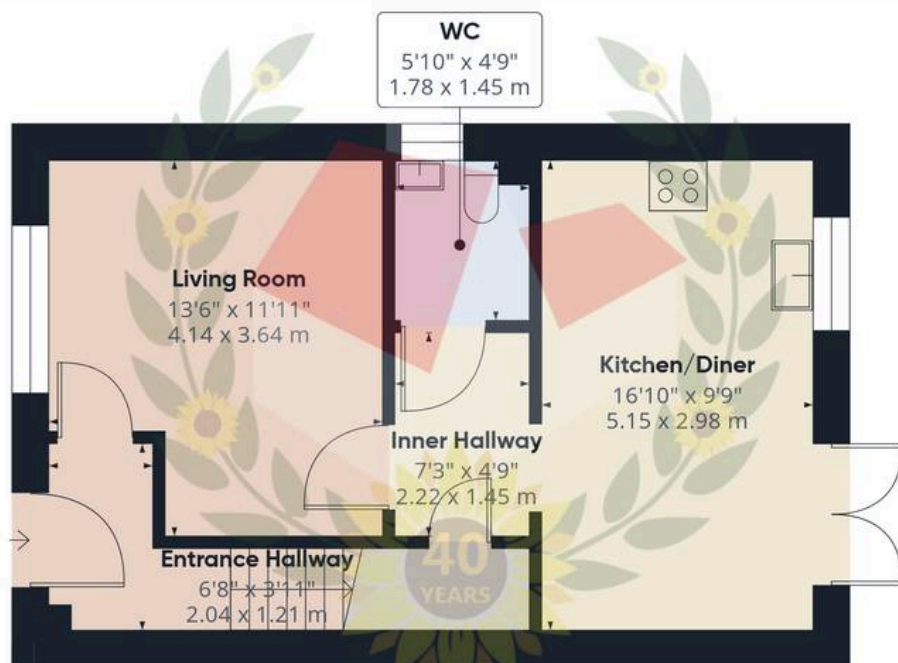
Bedroom Three

11' 2" x 7' 3" (3.41m x 2.21m)

Bathroom

7' 2" x 6' 3" (2.19m x 1.90m)





Ground Floor

Approximate total area⁽¹⁾

870 ft²

80.9 m²



Floor 1

(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



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

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



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