



Verona Cottage Sticky Lane, Hardwicke

Gloucester

Guide Price **£425,000**

Verona Cottage Sticky Lane

Hardwicke, Gloucester

Presenting this immaculate three DOUBLE bedroom home in the highly sought-after location of Sticky Lane, Hardwicke.

The accommodation comprises three double bedrooms, with an en-suite to Bedroom Two, ensuring comfort and privacy for residents, a generously sized kitchen/family room perfect for gatherings.

This Property also includes a driveway with ample parking for eight cars. Additionally, the property comes with extra land, providing potential for expansion or landscaping along with planning permission granted to extend for two additional bedrooms!

Call us today to arrange your viewing!

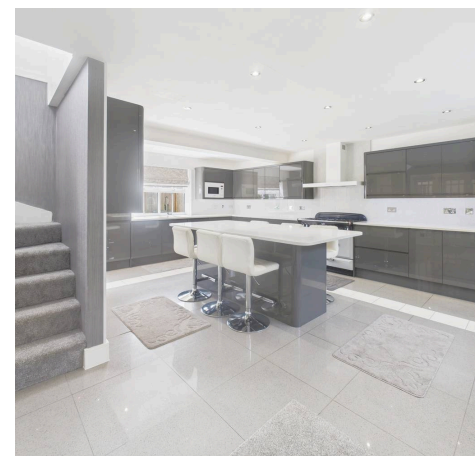
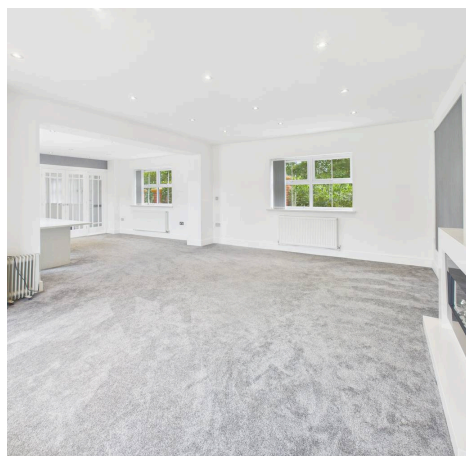
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Upvc Double Glazing
- Driveway With Parking For Eight Cars
- Generously Sized Kitchen/Family Room
- Three Double Bedrooms
- Planning Granted To Extend For Two Additional Bedrooms
- En-Suite To Bedroom Two
- Immaculate Condition
- Gas Central Heating
- Additional Land
- Energy Rating B



Entrance

Kitchen/Family Room

20' 1" x 17' 8" (6.12m x 5.39m)

Living/Dining Room

28' 8" x 20' 8" (8.74m x 6.30m)

Landing

Bedroom One

14' 1" x 9' 10" (4.28m x 2.99m)

Bedroom Two

13' 9" x 9' 9" (4.19m x 2.96m)

Bedroom Three

10' 1" x 7' 9" (3.07m x 2.36m)

Family Bathroom

6' 11" x 5' 6" (2.10m x 1.67m)

En-Suite

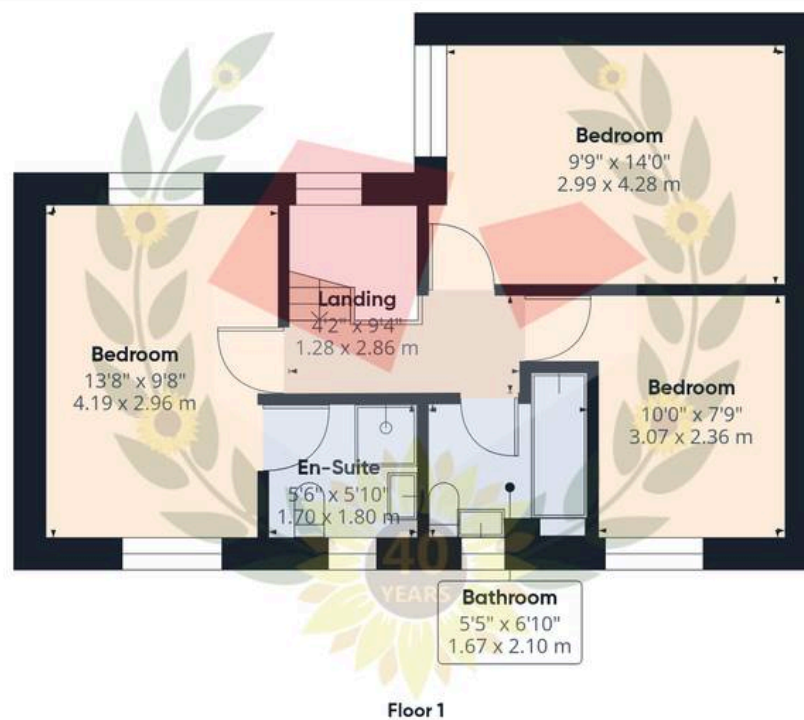




Approximate total area⁽¹⁾

1286 ft²

119.4 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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