



 **8 Ballis Square, Hardwicke**

Gloucester

Guide Price **£355,000**

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Hardwicke, Gloucester

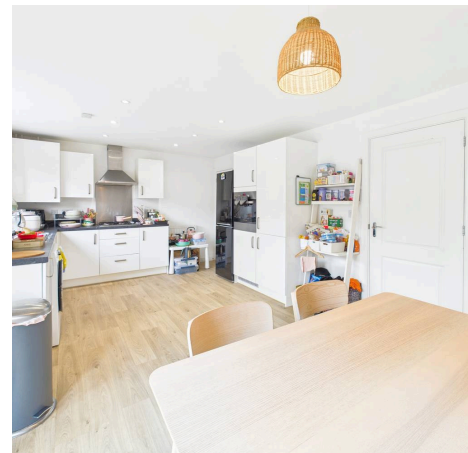
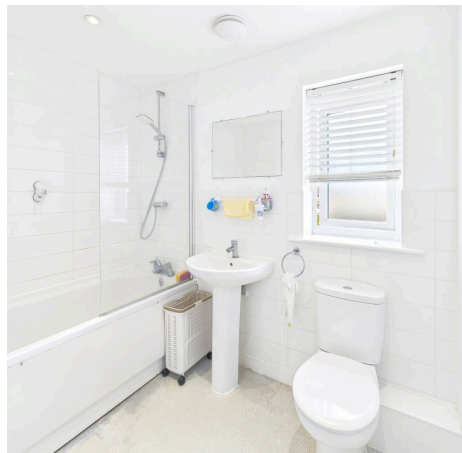
This immaculate 3 bedroom house boasts modern features including UPVC double glazing and gas central heating, ensuring comfort and energy efficiency. The generously sized property includes an en-suite in the master bedroom and a garage, offering convenience and privacy. Parking for four cars ensures ample space for both residents and guests, a rare perk in this sought-after location. The property enjoys a prime spot in a popular area, with close proximity to local amenities providing every-day convenience. Its impressive energy rating of B reflects its eco-friendly design, guaranteeing both sustainability and cost-effectiveness for the discerning homeowner. This well-appointed residence combines practicality with style, making it an ideal choice for those looking for a comfortable and convenient living space in an attractive setting. Property for sale through Michael Tuck Estate Agents. Potential rental value of £1650pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us TODAY to arrange YOUR viewing on 01452 543200.

Council Tax band: C

EPC Energy Efficiency Rating: B

- Upvc Double Glazing
- En-Suite To Bedroom One
- Garage
- Parking For Four Cars
- Gas Central Heating
- Popular Location
- Close To Local Amenities
- Energy Rating B



Hallway

14' 4" x 4' 0" (4.36m x 1.22m)

WC

5' 0" x 2' 11" (1.52m x 0.90m)

Living Room

14' 2" x 11' 2" (4.31m x 3.40m)

Kitchen/Diner

18' 5" x 11' 7" (5.61m x 3.53m)

Landing

14' 1" x 6' 1" (4.29m x 1.86m)

Bedroom One

12' 8" x 11' 1" (3.85m x 3.38m)

En-suite

6' 7" x 5' 6" (2.00m x 1.68m)

Bedroom Two

10' 2" x 8' 7" (3.11m x 2.61m)

Bedroom Three

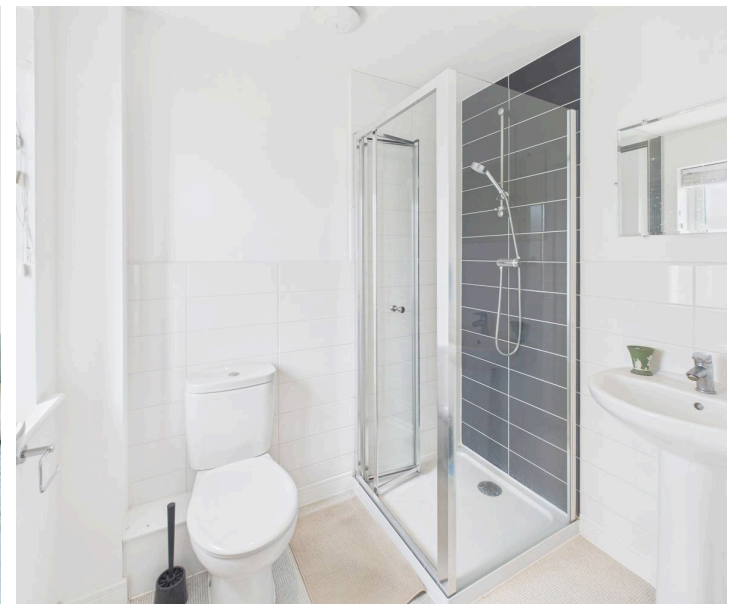
10' 9" x 8' 0" (3.27m x 2.45m)

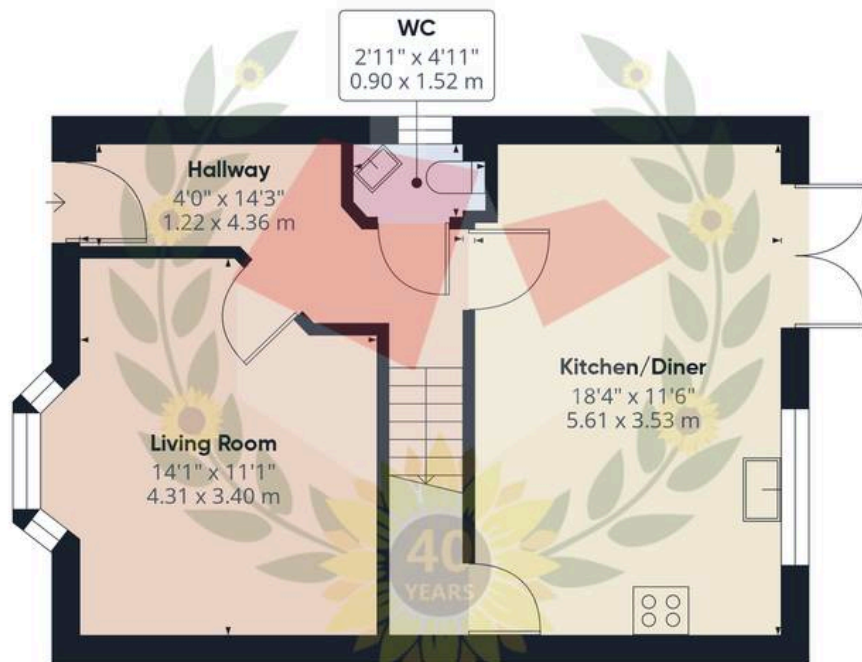
Bathroom

8' 6" x 5' 7" (2.59m x 1.69m)

Additional Information From Vendor

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – copper wire





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1146 ft²

106.5 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



Ground Floor Building 2



Michael Tuck Quedgeley

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