



 **10 Willow Edge, Hardwicke**

Gloucester

Guide Price **£295,000**

10 Willow Edge

Hardwicke, Gloucester

Well Presented Three Bedroom Semi-Detached Home With Owned Solar Panels & EV Charging Point Located In The Popular Hunts Grove Estate! The property comprises of; Entrance hallway, W.C, kitchen/diner & living room. Upstairs offers; Three good sized bedrooms, family bathroom & an en-suite to bedroom one. Added incentives include; Gas Central Heating, upvc double glazing, garage, parking space & private enclosed rear garden! Property for sale through Michael Tuck Estate Agents. Potential rental value of £1395pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us on 01452 543200 to arrange your viewing today!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Onward Chain
- Garage & EV Charging Point
- Allocated Parking Space
- Owned Solar Panels With a 10 Year Warranty From 2023
- UPVC Double Glazing
- Gas Central Heating
- Downstairs Wc
- En-Suite To Bedroom One
- Energy Rating A



Hallway

13' 4" x 3' 6" (4.06m x 1.06m)

Wc

5' 10" x 3' 0" (1.79m x 0.92m)

Kitchen

13' 4" x 8' 11" (4.06m x 2.73m)

Living Room

16' 4" x 12' 3" (4.99m x 3.74m)

Landing

11' 4" x 3' 11" (3.45m x 1.20m)

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Bedroom One

11' 11" x 8' 10" (3.62m x 2.68m)

Bedroom Two

10' 3" x 8' 9" (3.12m x 2.67m)

Bedroom Three

8' 2" x 7' 3" (2.50m x 2.22m)

Additional Information

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



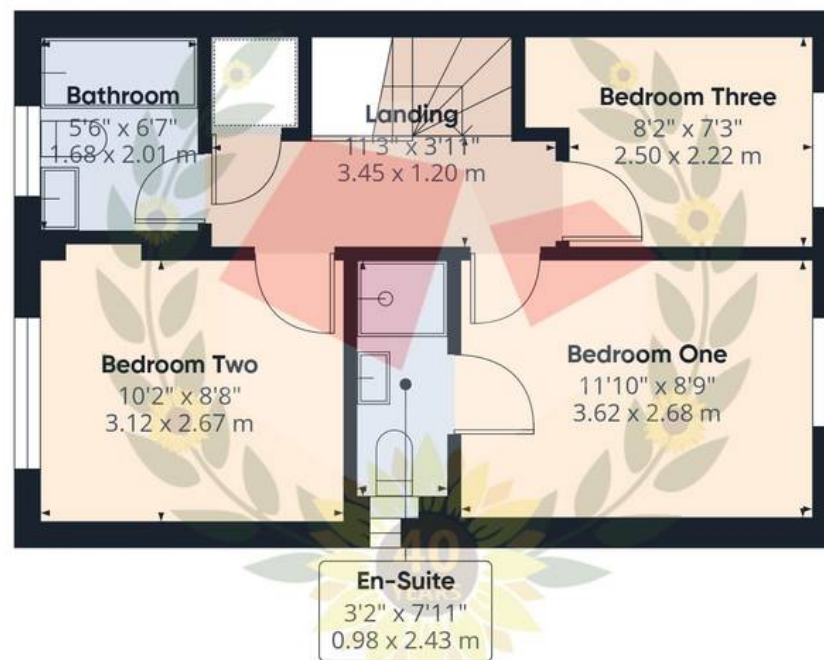


Ground Floor

Approximate total area⁽¹⁾

780 ft²

72.5 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



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