



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**13 Mulberry Close, Hardwicke**

Gloucester

Guide Price £220,000

# 13 Mulberry Close

Hardwicke, Gloucester

MICHAEL TUCK ESTATE AGENTS are pleased to welcome to the market this three bedroom end terraced house that is situated on a quiet no through road in Hardwicke offered to the market with No Onward Chain!

In brief the property comprises of; spacious lounge/diner, kitchen, two double bedrooms, one single bedroom and a bathroom.

Benefits include; Upvc double glazing, gas central heating, enclosed rear garden and off road parking. An ideal property for any first time buyers or buy to let investors!

To arrange a viewing call us today on 01452 543200.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Parking Spaces
- No Onward Chain
- Living/Dining Room
- No Through Road
- Private & Enclosed Rear Garden
- Quiet Location
- UPVC Double Glazing
- Gas Central Heating
- Energy Rating C



**Hallway**

5' 11" x 5' 0" (1.80m x 1.52m)

**Kitchen**

9' 3" x 7' 1" (2.81m x 2.15m)

**Living/Dining Room**

15' 3" x 14' 5" (4.66m x 4.40m)

**Landing**

6' 11" x 3' 3" (2.10m x 0.99m)

**Bedroom One**

12' 3" x 9' 0" (3.74m x 2.74m)

**Bedroom Two**

9' 5" x 9' 0" (2.86m x 2.74m)

**Bedroom Three**

7' 9" x 6' 2" (2.36m x 1.89m)

**Bathroom**

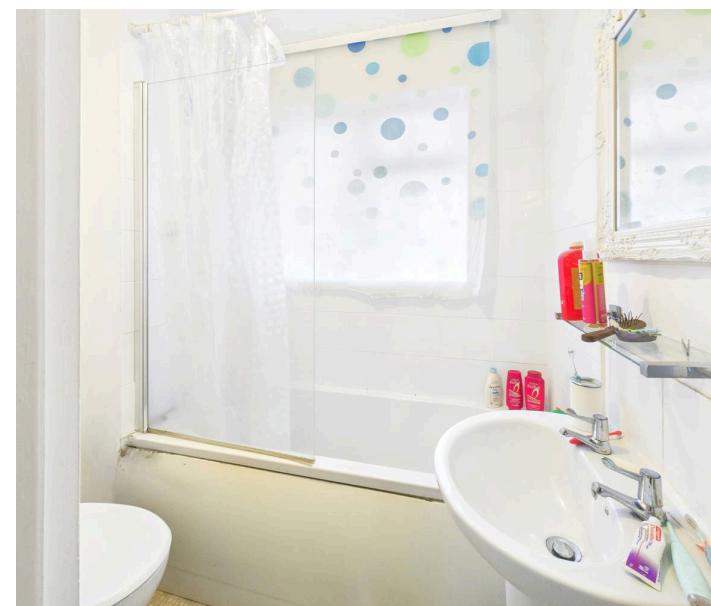
6' 9" x 5' 6" (2.05m x 1.68m)

**Additional Information**

Additional Information provided by vendor: Utilities •

Electricity – mains • Gas – mains • Water – mains •

Sewerage – mains • Broadband – Copper wire





Approximate total area<sup>(1)</sup>

625 ft<sup>2</sup>

58.1 m<sup>2</sup>



(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.



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## Michael Tuck Quedgeley

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