



 **126 Overbrook Road, Hardwicke**

Gloucester

In Excess of **£110,000**

126 Overbrook Road

Hardwicke, Gloucester

IMMACULATE ONE BEDROOM FIRST FLOOR MAISONETTE
SITUATED AT THE END OF OVERBROOK ROAD,
HARDWICKE OFFERED TO THE MARKET WITH NO
ONWARD CHAIN!

This lovely flat would make a great buy to let or a
first time property and is conveniently situated near
a range of local amenities and is only a stones throw
away from the motorway!

In brief the property comprises of; spacious lounge,
RE-FITTED kitchen, bedroom and RE-FITTED
bathroom.

Benefits include; Upvc double glazing, electric
heating and off road allocated parking.

Lease has been extended to 991 years and there are
no maintenance charges or ground rent on this
property.

Call us on 01452 543200 to view.

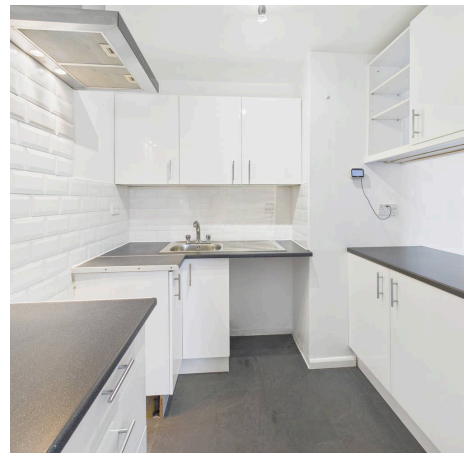
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Upvc Double Glazing
- Updated Kitchen Suite
- No Onward Chain
- Updated Bathroom Suite
- Living/Dining Room
- Ideal First Buy
- One Off Road Parking Space
- First Floor
- Energy Rating D



Hallway

5' 10" x 4' 4" (1.78m x 1.31m)

Living Room

11' 1" x 10' 0" (3.37m x 3.05m)

Kitchen

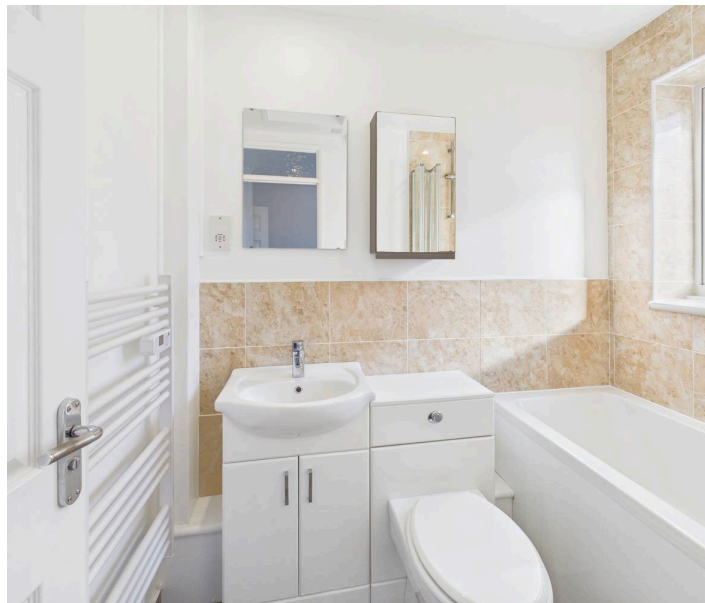
7' 2" x 5' 10" (2.18m x 1.79m)

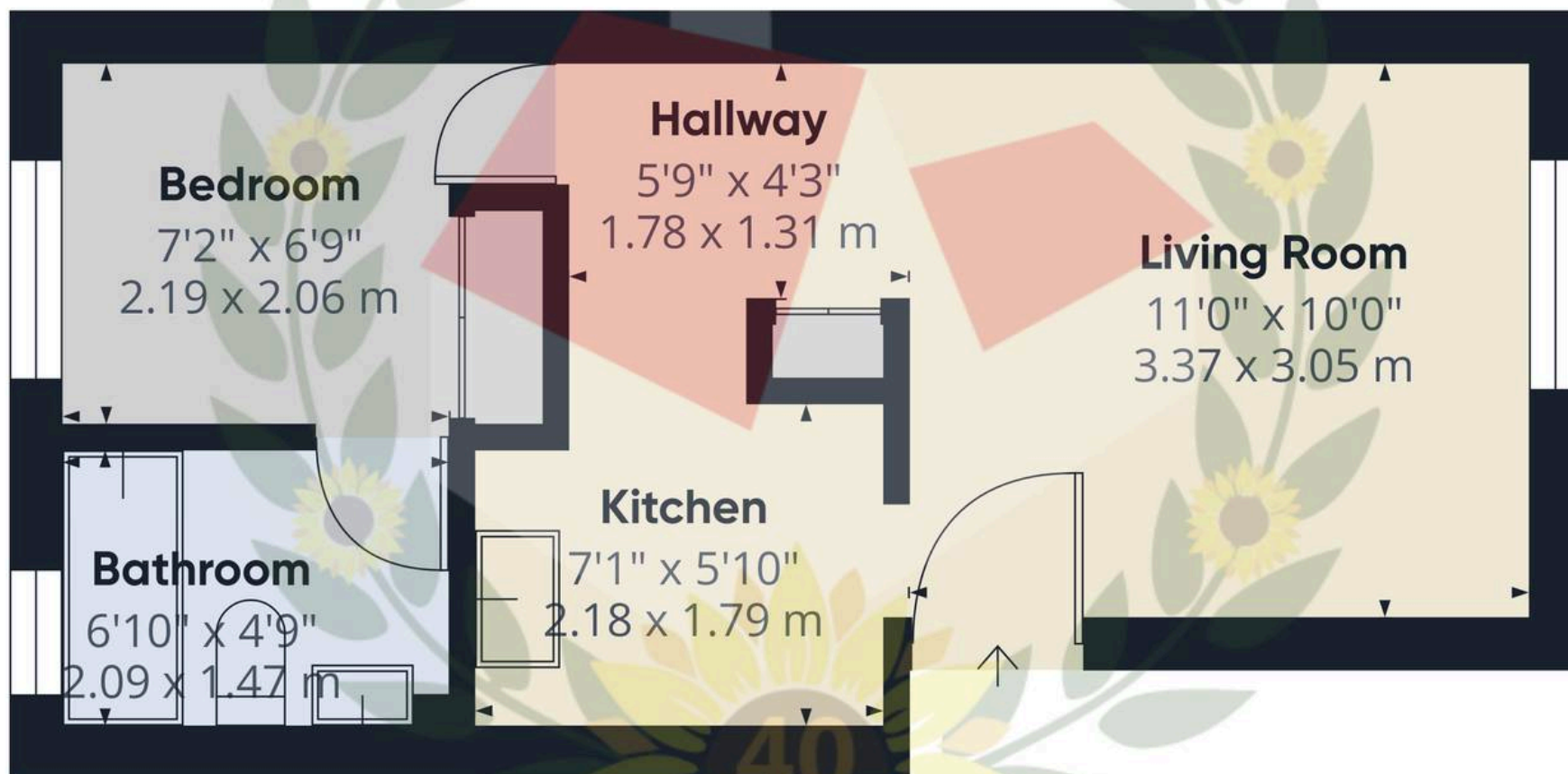
Bedroom

7' 2" x 6' 9" (2.19m x 2.06m)

Bathroom

6' 10" x 4' 10" (2.09m x 1.47m)





Approximate total area⁽¹⁾

275 ft²

25.6 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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