



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**23 Darleydale Close, Hardwicke**

Gloucester

Guide Price **£225,000**

# 23 Darleydale Close

Hardwicke, Gloucester

EXCEPTIONAL TWO DOUBLE BEDROOM HOUSE ON THE DALES WHARF DEVELOPMENT WITH TWO OFF ROAD PARKING SPACES AND NO ONWARD CHAIN!

The "Gretton" design is the largest design on the development & once viewed you will not be left disappointed. The accommodation comprises of: Entrance hallway, lounge, dining area & kitchen. Upstairs are TWO DOUBLE bedrooms, en-suite & a modern bathroom suite. Outside to the rear is an ENCLOSED REAR GARDEN while to the front is TWO PARKING SPACES.

One of the most sought after locations in HARDWICKE so we simply advise to view at the earliest opportunity!!!

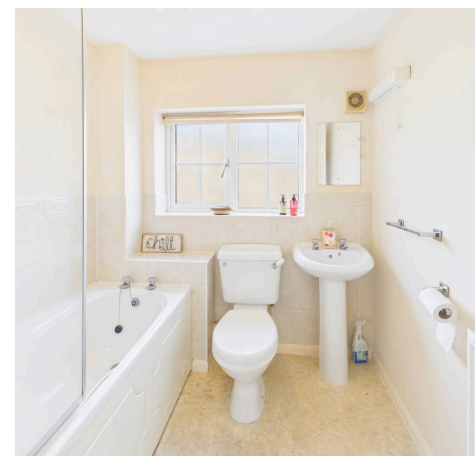
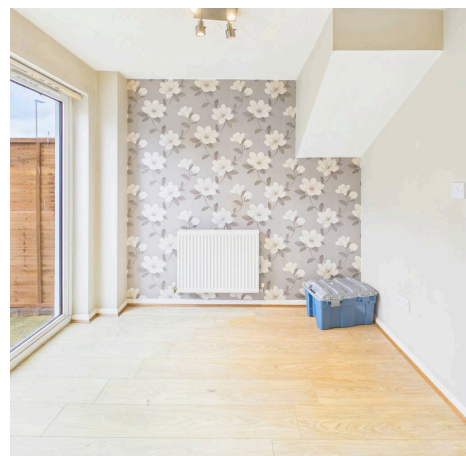
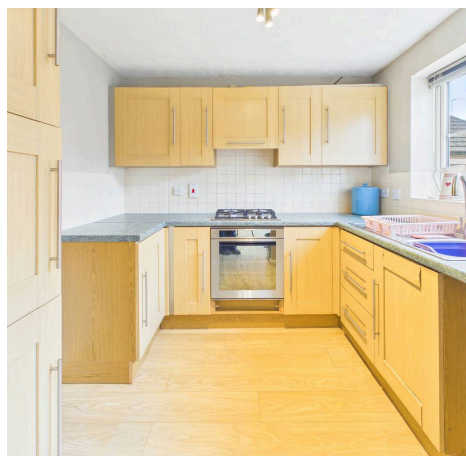
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Parking Spaces
- Upvc Double Glazing
- Enclosed Rear Garden
- Two Reception Rooms
- En-Suite To Master
- Ideal First Buy
- No Onward Chain
- Gas Central Heating
- Close To Sharpness Canal
- Energy Rating C



**Entrance Hallway**

**Lounge**

13' 0" x 12' 4" (3.95m x 3.75m)

**Dining Room**

8' 6" x 7' 6" (2.59m x 2.29m)

**Kitchen**

8' 5" x 7' 6" (2.57m x 2.29m)

**Bedroom 1**

9' 10" x 9' 9" (3.00m x 2.97m)

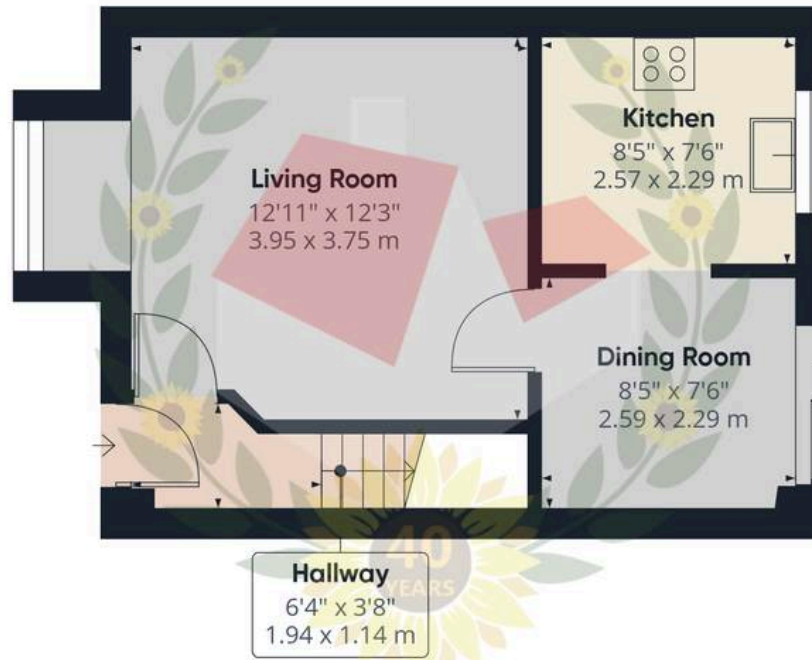
**En-suite**

**Bedroom 2**

9' 5" x 8' 8" (2.87m x 2.64m)

**Bathroom**





Ground Floor



Floor 1



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

609 ft<sup>2</sup>  
56.4 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.

GIRAFFE360



## Michael Tuck Quedgeley

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