



11 Pear Tree Close, Hardwicke

Gloucester

Guide Price **£300,000**

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Hardwicke, Gloucester

WELL PRESENTED THREE BEDROOM END-TERRACED HOME LOCATED IN PEAR TREE CLOSE, HARDWICKE!

The accommodation comprises of, entrance hall, w.c, living/dining room, kitchen, three GOOD sized bedrooms & family bathroom.

Further benefits include; Gas central heating, upvc double glazing, garage & driveway offering off road parking for two cars!

Call us today to arrange your viewing on 01452 543200!

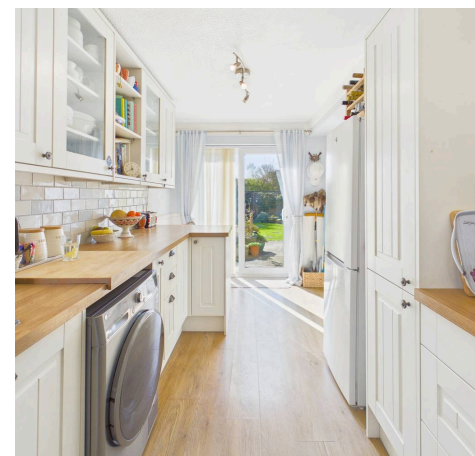
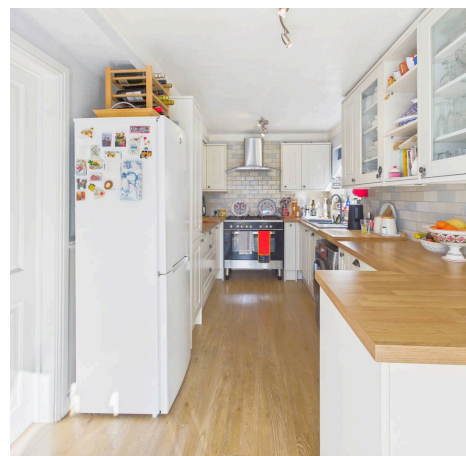
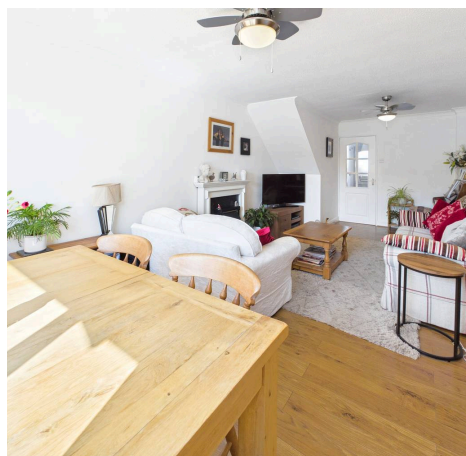
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Upvc Double Glazing
- Downstairs W.C
- Good Condition Throughout
- Popular Location
- Gas Central Heating
- Close Proximity To Schools & Shops
- Driveway & Garage
- Living/Dining Room
- Energy Rating TBC



Entrance Hall

5' 9" x 5' 1" (1.76m x 1.56m)

Wc

5' 3" x 4' 3" (1.61m x 1.30m)

Lounge/Diner

21' 11" x 10' 9" (6.69m x 3.27m)

Kitchen

15' 9" x 7' 9" (4.80m x 2.36m)

Landing

8' 4" x 3' 0" (2.54m x 0.91m)

Bedroom One

13' 6" x 10' 6" (4.11m x 3.20m)

Bedroom Two

10' 4" x 8' 4" (3.14m x 2.55m)

Bedroom Three

8' 4" x 7' 10" (2.55m x 2.39m)

Bathroom

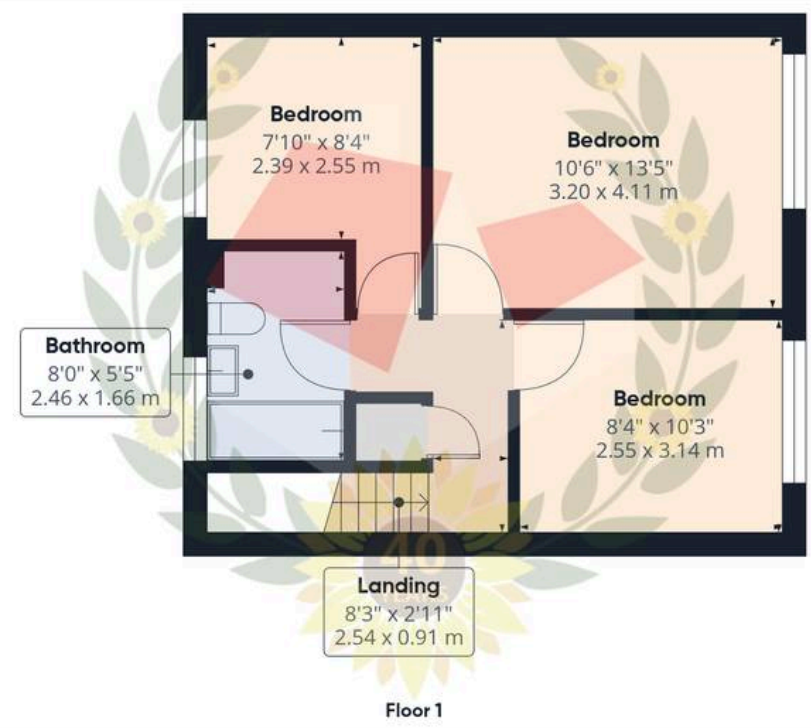
8' 1" x 5' 5" (2.46m x 1.66m)





Approximate total area⁽¹⁾
949 ft²
88.2 m²

Reduced headroom
4 ft²
0.4 m²



(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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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