



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**18 Hawthorn Close, Hardwicke**

Gloucester

Guide Price **£270,000**

# 18 Hawthorn Close

Hardwicke, Gloucester

Immaculate Three Bedroom Mid-Terrace House Situated On A No Through Road In The Popular Hunts Grove Development Offered To The Market With No Onward Chain!

In brief, the property comprises of; Entrance Hall, Cloakroom, Kitchen, Living/Dining Room, Two Double Bedrooms, One Single Bedroom & Bathroom.

Benefits of this property include; UPVC double glazing, Gas central heating, En-Suite To bedroom One, Generously sized rear garden and TWO off road parking spaces.

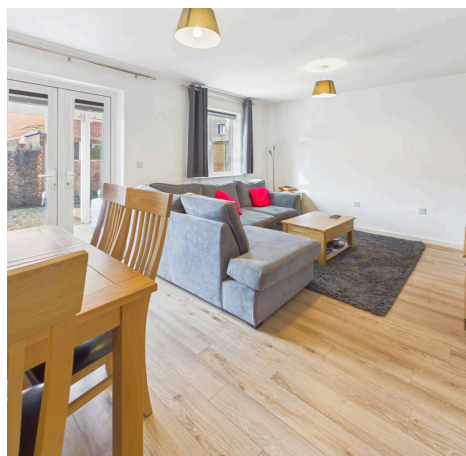
Property for sale through Michael Tuck Estate Agents. Potential rental value of £1400pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Upvc Double Glazing
- Living/Dining Room
- No Onward Chain
- Two Off Road Parking Spaces
- Gas Central Heating
- En-Suite To Bedroom One
- Downstairs W.C
- Energy Rating C



**Entrance Hall**

**Cloakroom**

**Kitchen**

13' 4" x 9' 0" (4.07m x 2.75m)

**Living/Dining Room**

16' 4" x 12' 2" (4.98m x 3.71m)

**Bedroom One**

11' 11" x 8' 10" (3.64m x 2.68m)

**En-Suite**

**Bedroom Two**

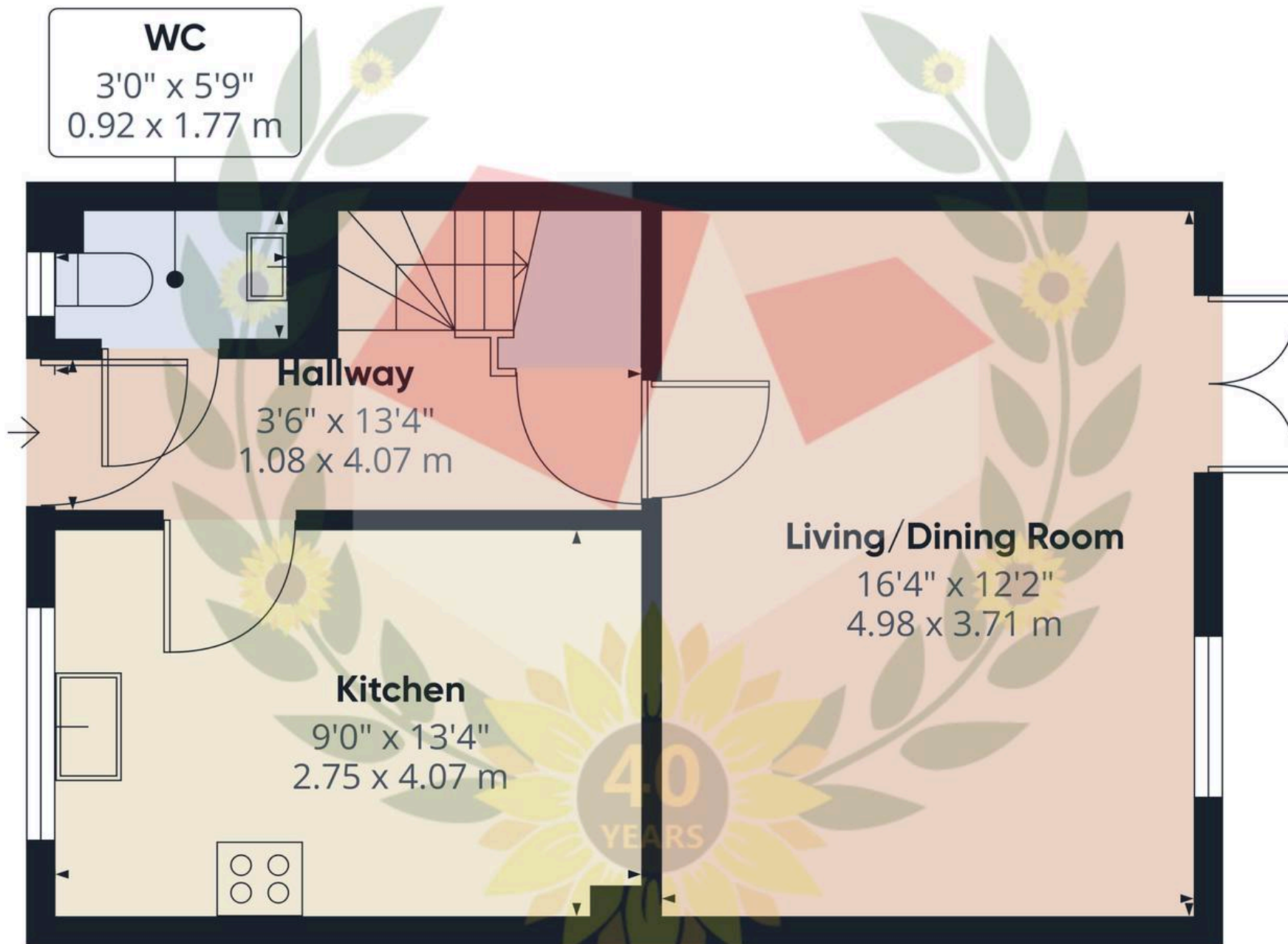
10' 2" x 8' 10" (3.11m x 2.68m)

**Bedroom Three**

8' 4" x 7' 4" (2.53m x 2.24m)

**Bathroom**





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

410 ft<sup>2</sup>  
38.2 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

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.