



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**31 Overbrook Road, Hardwicke**

Gloucester

Offers Over **£205,000**

# 31 Overbrook Road

Hardwicke, Gloucester

Two DOUBLE Bedroom Terraced House Located In Overbrook Road, Hardwicke.

The accommodation comprises of; Entrance porch, living/dining room, & kitchen.

On the top floor we have; Two DOUBLE bedrooms & bathroom.

Further benefits include; Gas central heating, upvc double glazing & off road parking!

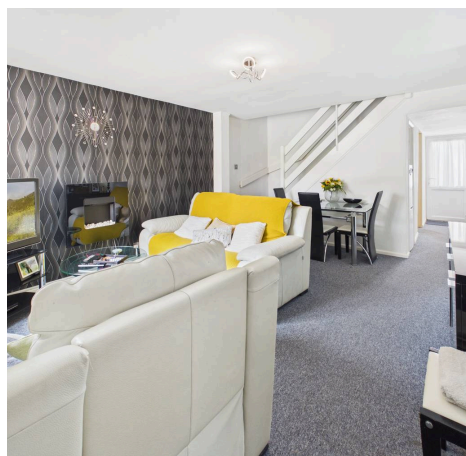
Property for sale through Michael Tuck Estate Agents. Potential rental value of £950pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

Council Tax band: B

Tenure: Freehold

- Upvc Double Glazing
- Gas Central Heating
- Two Double Bedrooms
- Private & Enclosed Rear Garden
- Two Off Road Parking Spaces
- Ideal First Buy
- Energy Rating TBC



**Hallway**

3' 11" x 3' 1" (1.20m x 0.93m)

**Living Room**

15' 2" x 12' 9" (4.63m x 3.88m)

**Inner Hallway**

10' 10" x 3' 1" (3.30m x 0.95m)

**Kitchen**

9' 4" x 7' 5" (2.85m x 2.25m)

**Landing**

8' 5" x 2' 10" (2.56m x 0.86m)

**Bathroom**

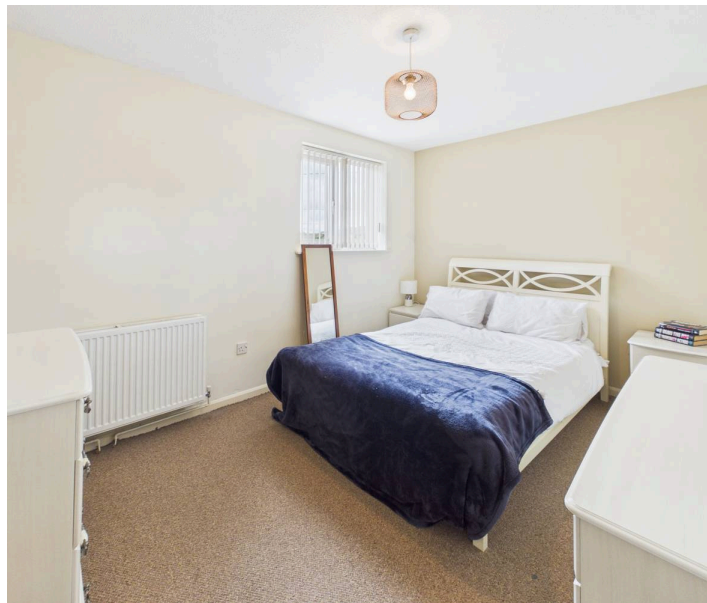
5' 7" x 5' 0" (1.70m x 1.53m)

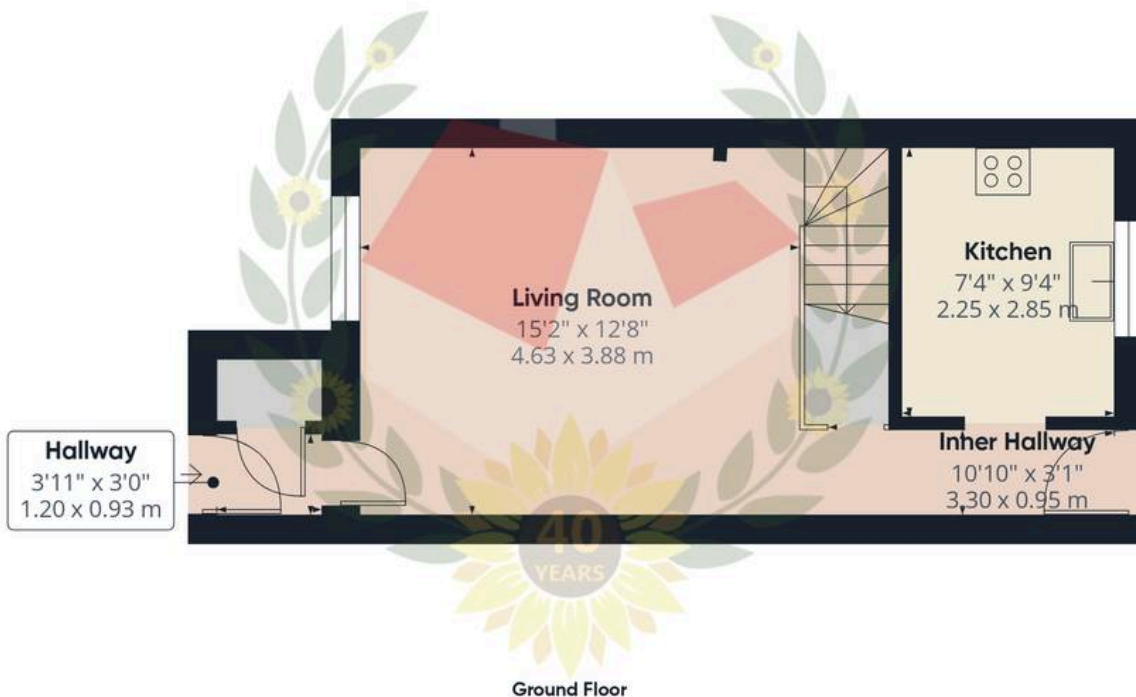
**Bedroom**

12' 7" x 9' 6" (3.84m x 2.89m)

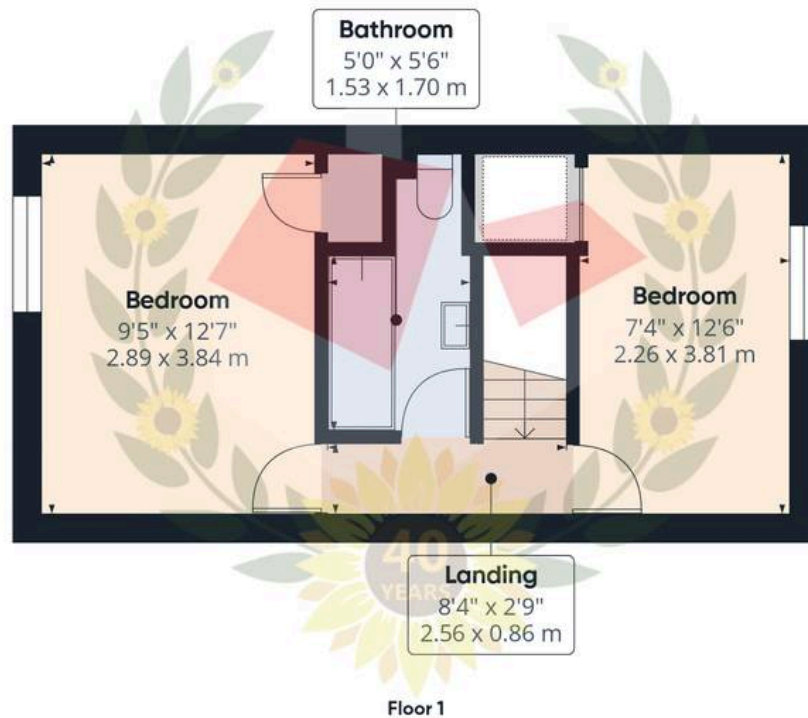
**Bedroom**

12' 6" x 7' 5" (3.81m x 2.26m)





**Approximate total area<sup>(1)</sup>**  
 625 ft<sup>2</sup>  
 58 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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