



 **97 Maple Close, Hardwicke**

Gloucester

Guide Price **£155,000**

97 Maple Close

Hardwicke, Gloucester

One Bedroom Terraced House Ideal For First Time Buyers Located In Maple Close, Hardwicke Offered To The Market With NO ONWARD CHAIN.

The accommodation on the ground floor; Entrance hall, kitchen & lounge/diner.

On the top floor we have; One double bedroom, dressing area & shower/bathroom.

Further benefits include; Modern gas central heating system, upvc double glazing, private enclosed rear garden & off road parking.

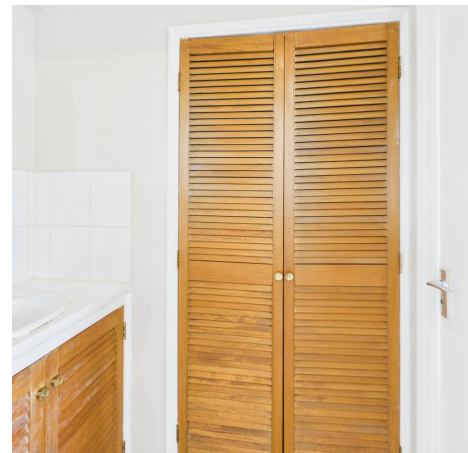
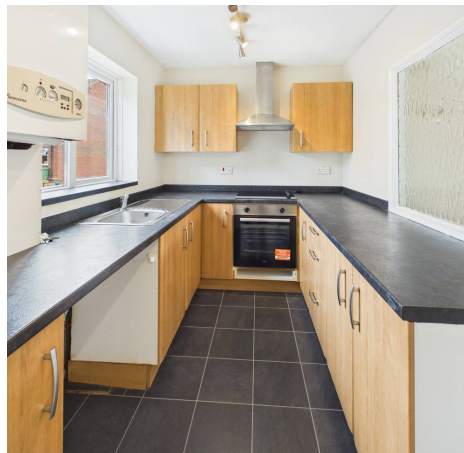
Property for sale through Michael Tuck Estate Agents. Potential rental value of £850 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Upvc Double Glazing
- Ideal First Buy
- No Onward Chain
- Off Road Parking Space
- Gas Central Heating
- One Bedroom
- Enclosed Low Maintenance Rear Garden
- Shower Room
- Energy Rating D



Entrance Hallway

Kitchen

9' 4" x 6' 10" (2.85m x 2.08m)

Living/Dining Room

13' 0" x 12' 9" (3.96m x 3.89m)

Bedroom

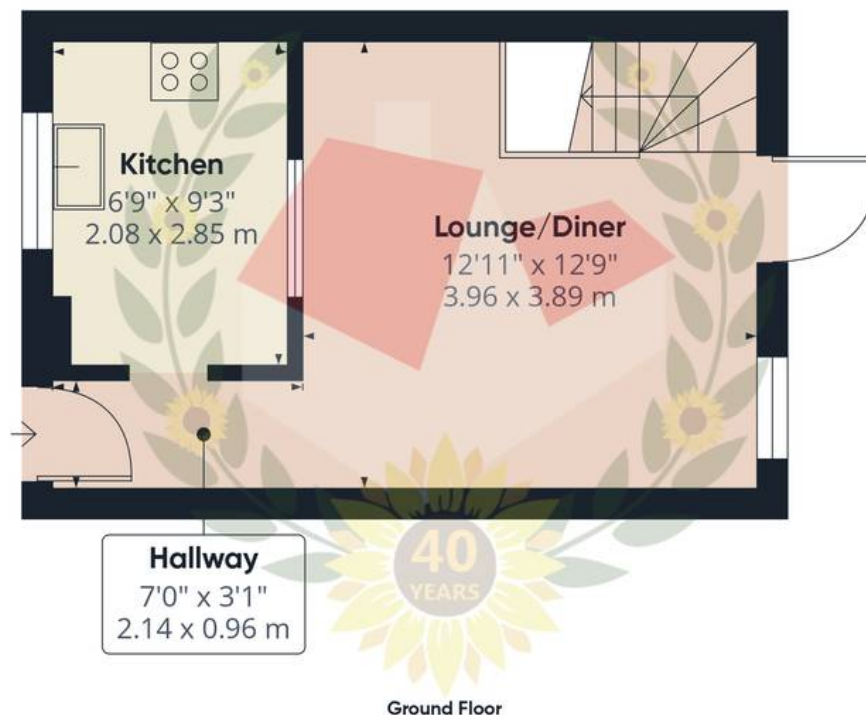
10' 8" x 7' 9" (3.26m x 2.37m)

Wardrobe/Dressing Area

Shower Room

5' 7" x 4' 11" (1.71m x 1.49m)





Approximate total area⁽¹⁾
390 ft²
36.2 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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