



 **4 Sunnyfield Road, Hardwicke**

Gloucester

Guide Price **£285,000**

4 Sunnyfield Road

Hardwicke, Gloucester

Michael Tuck Estate Agents are please to welcome to the market this well-presented two bedroom semi-detached bungalow situated in a highly sought-after location offered to the market with NO ONWARD CHAIN.

The property comprises an entrance hall, a bright and comfortable lounge, a fitted kitchen, a modern bathroom, two generously sized bedrooms, and a large conservatory overlooking the rear garden.

Outside, the property benefits from a beautifully maintained, enclosed rear garden, providing an ideal space for relaxing or entertaining. To the front, there is a block-paved driveway offering off-road parking for two vehicles, along with a single garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Driveway With Parking For Two Cars
- Two GOOD Sized Bedrooms
- Large Conservatory
- Gas Central Heating
- Highly Sought After Location
- No Onward Chain
- Well Maintained & Private Enclosed Rear Garden
- Energy Rating TBC



Entrance Hall

7' 4" x 4' 2" (2.23m x 1.28m)

Bathroom

6' 7" x 5' 6" (2.00m x 1.68m)

Bedroom One

11' 10" x 10' 11" (3.61m x 3.32m)

Bedroom Two

9' 0" x 8' 10" (2.75m x 2.69m)

Living Room

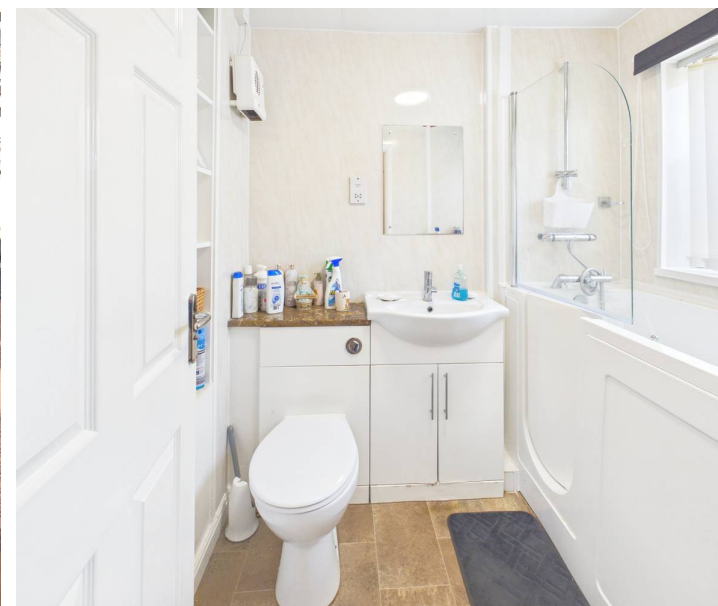
16' 9" x 10' 11" (5.10m x 3.32m)

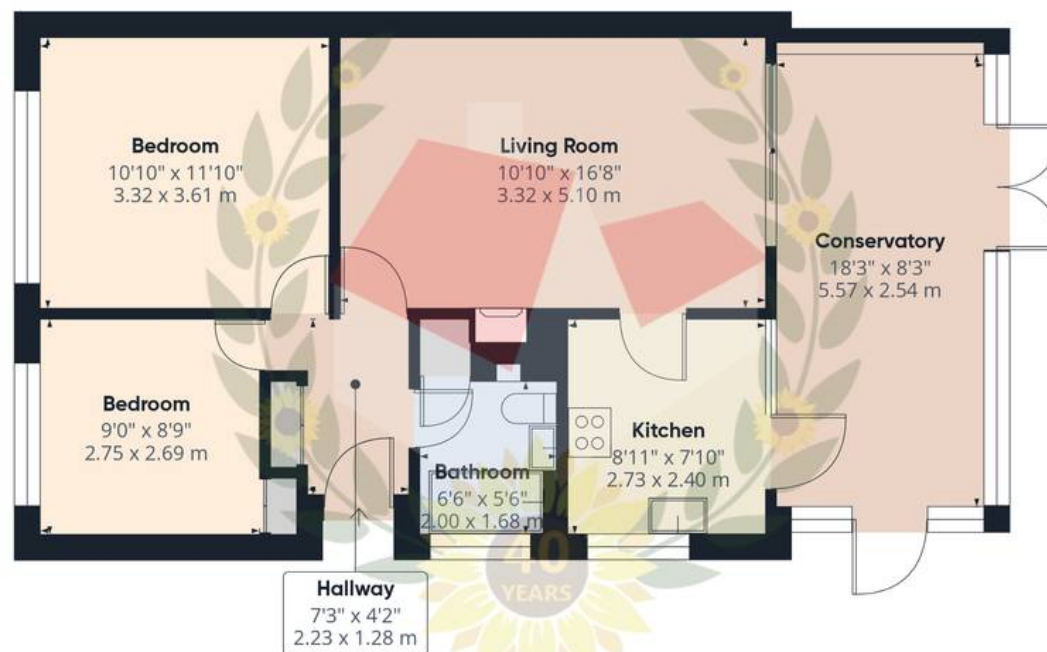
Kitchen

8' 11" x 7' 10" (2.73m x 2.40m)

Conservatory

18' 3" x 8' 4" (5.57m x 2.54m)





Ground Floor Building 1

Approximate total area⁽¹⁾

874 ft²

81.2 m²



Ground Floor Building 2

(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



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