



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **4 Knotgrass Way, Hardwicke – GL2 4DY**

Gloucester

Offers Over **£280,000**

4 Knotgrass Way

Hardwicke, Gloucester

Well Presented Three Bedroom End-Terrace Home With Off Road Parking For Three Cars!

The accommodation comprises of; Entrance Hallway, cloakroom, lounge & kitchen/diner.

Upstairs we have; Three good sized bedrooms, with bedroom one benefiting from an en-suite & the family bathroom.

Further benefits include; Driveway parking, a private & enclosed rear garden, UPVC double glazing, gas central heating and Energy Rating B.

This beautifully presented home is ideally located in the popular area of Hardwicke, offering convenient access to local amenities, shops, schools and transport links. The property would make an excellent choice for first-time buyers, families and professionals alike.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

Call us today to arrange your viewing on 01452 543200.

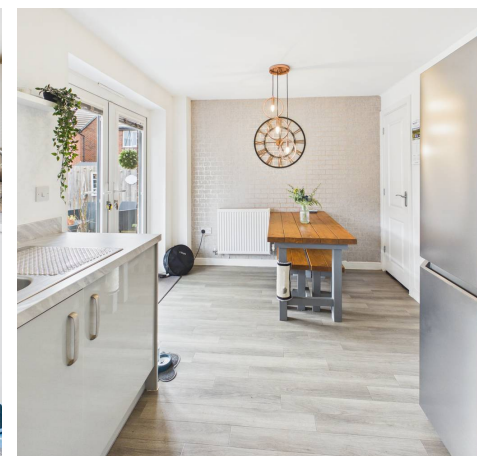
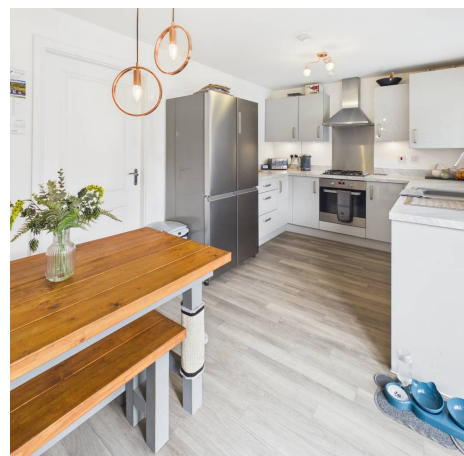
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Driveway Parking For Three Cars
- Ideal First Time Buy
- En-Suite, Upstairs Bathroom & Wc
- Kitchen/Diner
- Private & Enclosed Rear Garden



Entry

4' 8" x 3' 5" (1.42m x 1.05m)

WC

5' 10" x 2' 9" (1.78m x 0.84m)

Living Room

17' 4" x 14' 10" (5.29m x 4.53m)

Kitchen/Diner

14' 11" x 9' 1" (4.54m x 2.78m)

Landing

12' 0" x 6' 4" (3.67m x 1.92m)

Bedroom

12' 2" x 8' 3" (3.71m x 2.51m)

En-Suite

8' 1" x 3' 10" (2.47m x 1.18m)

Bedroom

10' 0" x 8' 2" (3.05m x 2.49m)

Bedroom

8' 6" x 6' 6" (2.58m x 1.97m)

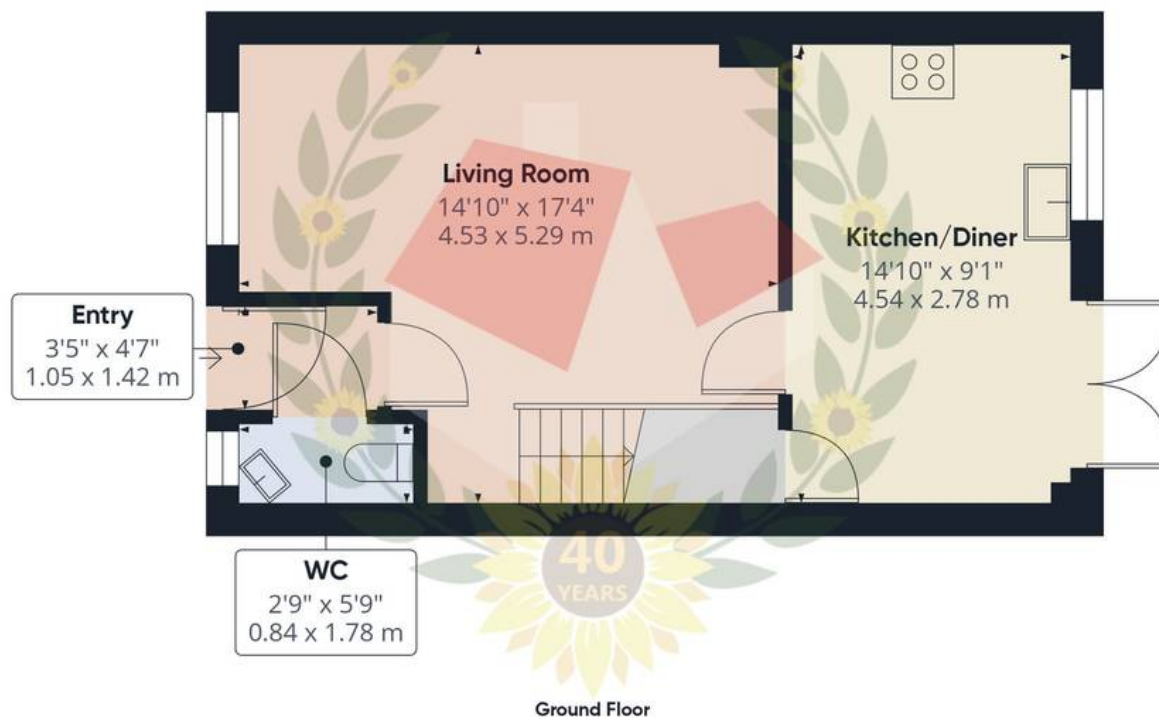
Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

Management Estate Charge

£230.00 maintenance charge

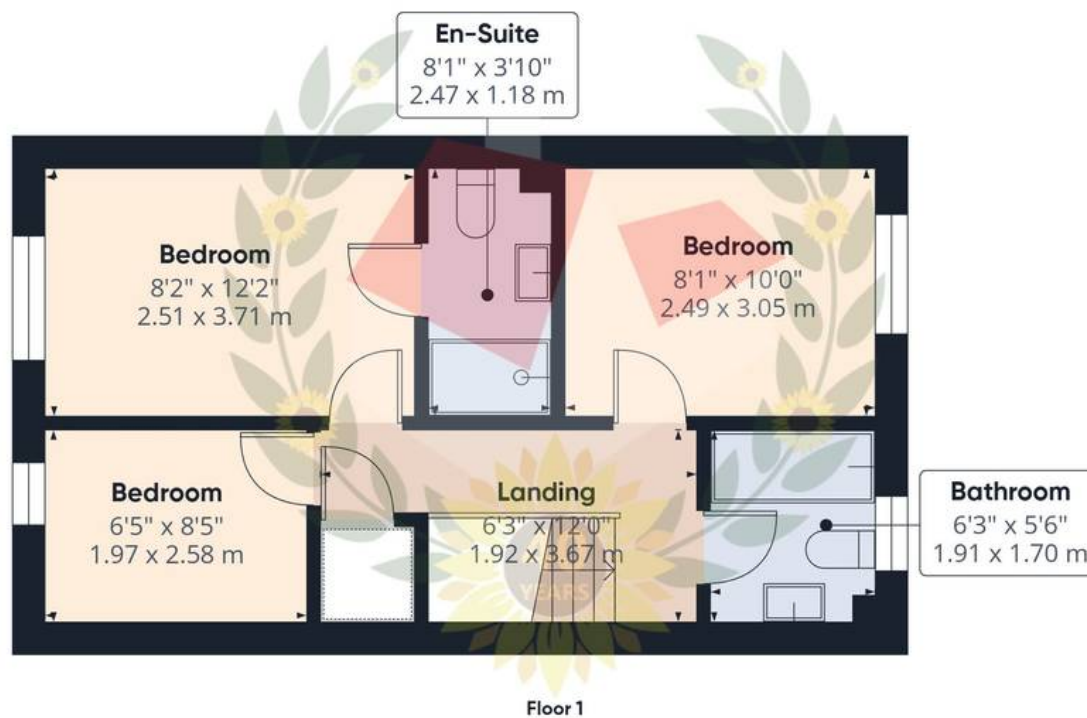




Approximate total area⁽¹⁾

739 ft²

68.7 m²



(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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