



MICHAEL TUCK
ESTATE & LETTING AGENTS



9 Hembury Close, Hardwicke

Gloucester

Guide Price **£240,000**

9 Hembury Close

Hardwicke, Gloucester

Well Presented Two Bedroom Link Semi Detached Home Situated In The Popular Location Of Hembury Close, Hardwicke Offered To The Market With No Onward Chain.

The accommodation briefly comprises an entrance hall, kitchen, spacious living/dining room, sunroom, two good-sized bedrooms and a family bathroom.

Further benefits include gas central heating, UPVC double glazing, a single garage and off-road parking.

Located within a popular residential area, this property offers a great combination of comfortable living accommodation and convenient parking, making it an ideal first home.

Call us today to arrange your viewing on 01452 543200.

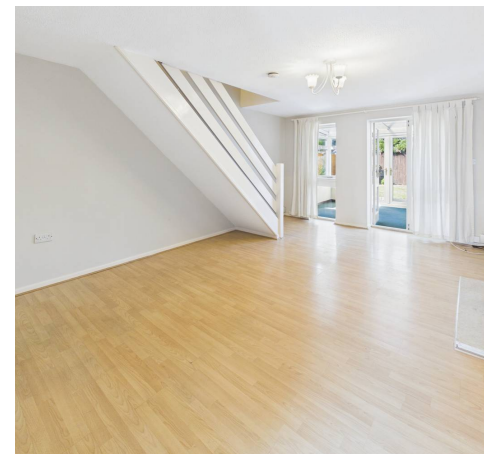
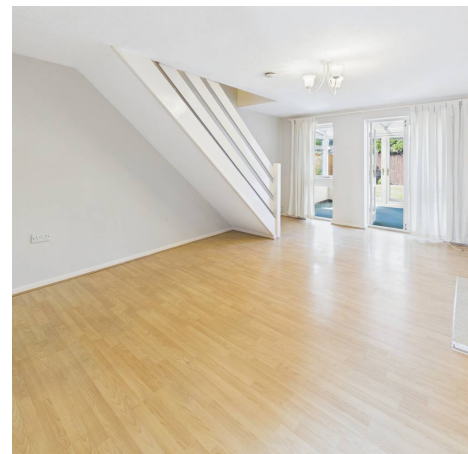
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Upvc Double Glazing
- No Onward Chain
- Single Garage & Off Road Parking
- Gas Central Heating
- Ideal First Buy
- Sought After Location
- Enclosed Rear Garden
- Energy Rating TBC



Entrance Hall

Kitchen

8' 3" x 7' 6" (2.52m x 2.28m)

Living/Dining Room

17' 0" x 11' 9" (5.18m x 3.57m)

Sun Room

10' 4" x 8' 1" (3.14m x 2.47m)

Bedroom One

13' 3" x 8' 8" (4.04m x 2.64m)

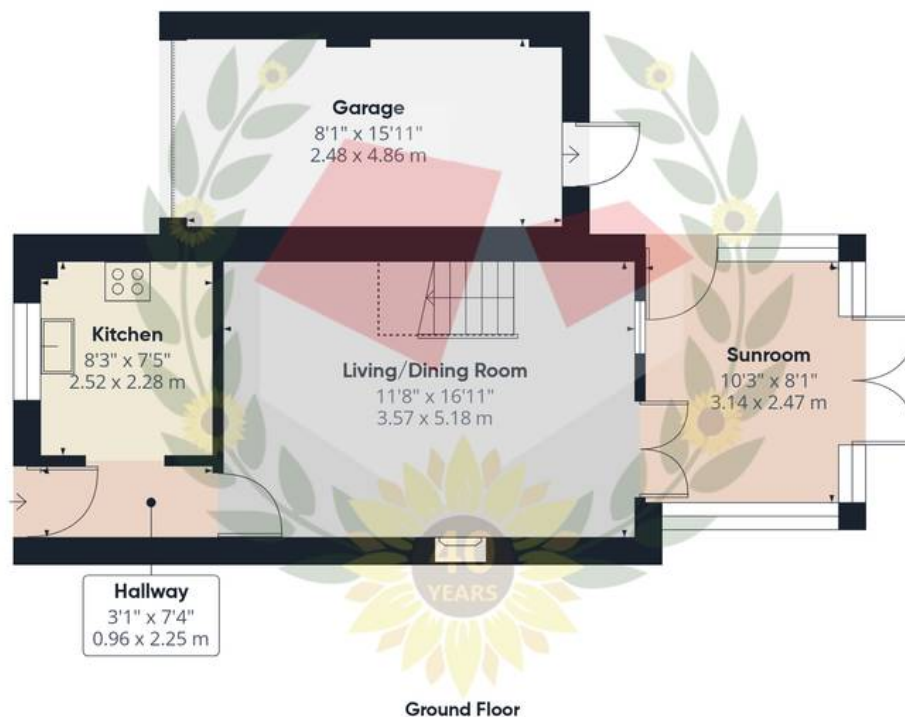
Bedroom Two

10' 9" x 6' 8" (3.27m x 2.03m)

Bathroom

7' 10" x 4' 11" (2.40m x 1.49m)





Approximate total area⁽¹⁾

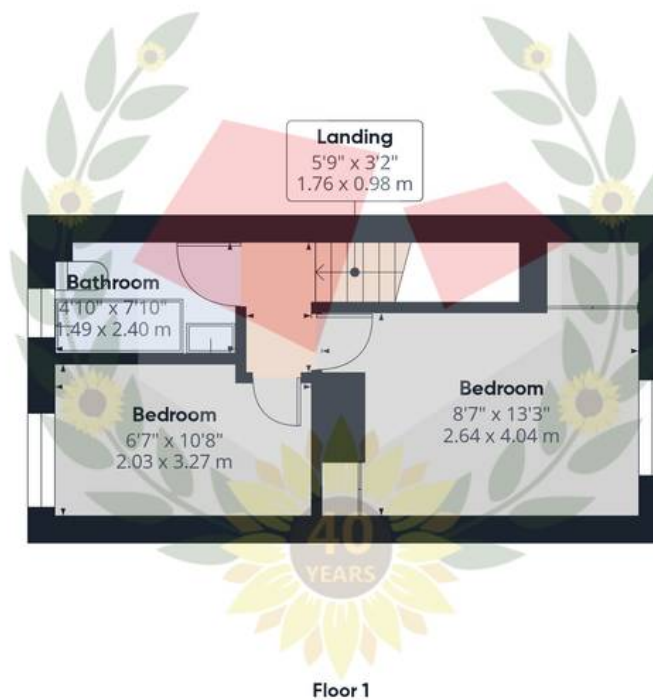
759 ft²

70.6 m²

Reduced headroom

15 ft²

1.4 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.

GIRAFFE360





MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • 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.