



29 Sowthistle Drive

Hardwicke, Gloucester, GL2 4DX

£240,000



****Stunning Two Bedroom Mid Terraced Home In Hunts Grove, Gloucester Boasting Off Road Parking & Remaining NHBC Warranty Offered****

Murdock & Wasley Estate Agents are delighted to welcome to the market this stunning two double bedroom terraced property, situated in a quiet location on the popular Hunts Grove Development. This beautiful home is offered to the market and has been finished to a high standard, making it an ideal choice for first-time buyers or investors. The accommodation comprises of: Entrance hallway, cloakroom, kitchen & lounge/diner. Upstairs are two double bedrooms & bathroom.

To the rear is an enclosed garden which has been beautifully transformed with two parking spaces to the front.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor landing, laminate flooring. Doors lead off:

WC

Low level wc, pedestal wash hand basin, radiator, partly tiled walls, laminate flooring, front aspect upvc double glazed window.

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Oven/grill, four ring gas hob with extractor hood over. Appliance points, power points. Integral fridge/freezer and washing machine, laminate flooring, cupboard housing to combination boiler, front aspect upvc double glazed window.

Lounge Diner

Tv point, power points, radiator, wooden door to storage cupboard, space for dining table and chairs, rear aspect upvc double glazed doors leading to the garden.

Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains,

low level wc, pedestal wash hand basin. Heated towel rail, wall mounted vanity storage cupboard, partly tiled walls, laminate flooring, inset ceiling spotlights.

Outside

To the rear, the property benefits from a well-proportioned and fully enclosed garden, offering a pleasant outdoor space ideal for families and entertaining. A paved patio provides ample room for outdoor seating, while the remainder is predominantly laid to lawn and complemented by attractive raised planted borders.

A paved pathway leads through the garden to the rear, where two useful timber storage sheds provide excellent additional storage. Timber fencing surrounds the garden, creating a private and secure setting.

To the front of the property a block-paved driveway offers off-road parking, leading to a gravelled garden with potted plants and the front door which is sheltered by a flat canopy.

Local Authority

Stroud District Council
Council Tax Band B

Services

Mains Gas, Water, Electricity and Drainage

Tenure

Freehold

Awaiting Vendor Approval



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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