



**Acorn Way, Hardwicke GL2 4AY**  
**£240,000**

# Acorn Way, Hardwicke GL2 4AY

- Immaculately presented two double bedroom terraced property
- Separate kitchen and lounge
- Enclosed rear garden with gated rear access
- Single garage with parking space in front
- Potential rental income of £950 pcm
- EPC rating B83
- Stroud Council- Tax band B (£1,548.24 per annum)

**£240,000**

## Entrance Hallway

Spacious entrance hall with marble tiled flooring providing access to the downstairs w.c, kitchen, lounge and stairwell to the first floor.

## Downstairs W.C

Window facing to front aspect. W.c and wash hand basin with storage below.

## Kitchen

Continuation of the marbled tiled flooring. Window facing to the front aspect. Ample worktop and storage space. Integrated appliances to include four ring gas hob, electric oven, fridge, freezer and dishwasher alongside plumbing for an automatic washing machine.

## Lounge

Convenient sized lounge with ample space for a dining area if required. Built in storage cupboard. French doors providing access to the rear garden.

## Landing

Provides access to both bedroom and family bathroom aswell as access to the loft above.

## Bedroom One

Window over looking the front aspect of the property. The bedroom further benefits from an airing cupboard housing the gas combi boiler.

## Bedroom Two

Window over looking the rear aspect of the property. Carpeted flooring.

## Bathroom

Part tiled modern white suite family bathroom comprising of bath with shower attachment over, w.c, wash hand basin and towel rail.

## Outside

Private low maintenance rear garden enclosed with wooden fenced borders. gated rear access continues round to the side of the property. Off-road parking is provided in front of the single garage, whilst access to the garage itself is provided by an up and over door. The garage benefits from further storage space within the rafters which have been fully boarded by the current owners.

## Location

Situated approximately five miles from the City centre positioned on the newly developed Hunts Grove Development offering convenient transport links to the City centre and located within close proximity to the M5 ideal for commuter links to other parts of the country. With primary schooling and various shops under development the up and coming area is an ideal location for growing families.

## Local Authority, services & Tenure

Stroud Council - Tax band B £1548.24

Mains water, drainage, gas and electric are connected.



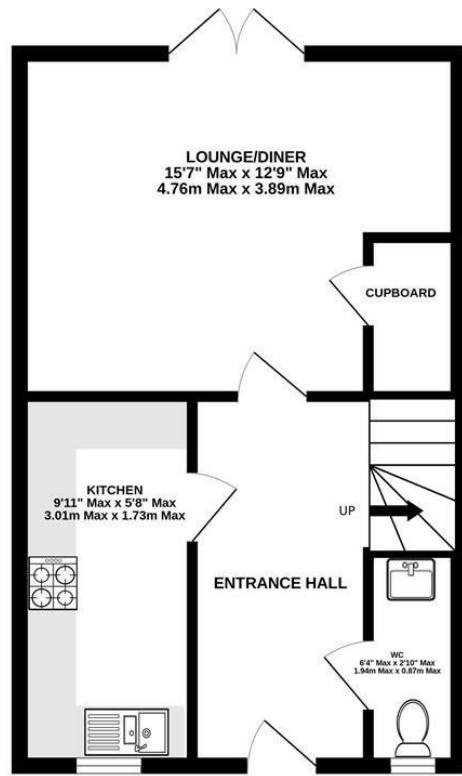
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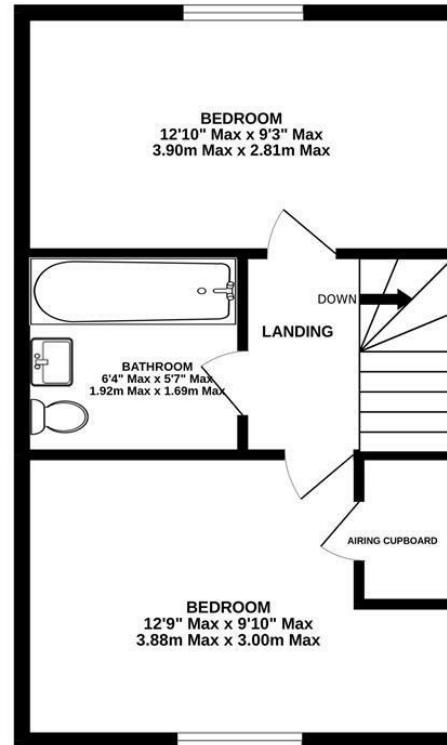
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GROUND FLOOR



1ST FLOOR



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