



**Overbrook Road, Hardwicke GL2 4RX**

**£205,000**



## Overbrook Road, Hardwicke GL2 4RX

• No onward chain • In need of modernisation throughout • Three bedroom terraced home • Generous sized living accommodation • Enclosed rear garden • Driveway providing off-road parking for two vehicles • Potential rental income of £1,200 pcm • EPC rating D64 • Stroud County Council - Tax Band D (£1,521.87 per annum) 2025/2026

**£205,000**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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### Entrance Hallway

Hallway provides access to the living room, kitchen and stairwell leading to the first floor accommodation.

### Kitchen

Galley style kitchen with plenty of worktop and storage cupboards alongside space for free standing appliances. Window overlooks the front aspect whilst additional window with frosted glass looks into the living room.

### Living Room

Generous sized living room with convenient space for a dining area if required and access to a storage cupboard located beneath the stairwell. Window overlooks the rear aspect with door providing access to the garden itself.

### Landing

Spacious landing provides access to all three bedrooms, bathroom and to the loft above.

### Bedroom One

Double bedroom with window overlooking the rear aspect.

### Bedroom Two

Double bedroom with window overlooking the front aspect.

### Bedroom Three

Bedroom with window overlooking the rear aspect.

### Bathroom

White suite bathroom comprises w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect.

### Outside

To the rear, the property benefits from a low maintenance garden, enclosed with fenced borders, with both lawned and patio areas. The front of the property benefits from a driveway providing off-road parking for two vehicles.

### Location

Established and highly sought after, Quedgeley offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both professionals and families alike. The property is also just a 2 minute walk from the Elmore Lane Bridge that gives access to the Gloucester & Sharpness Canal walking and cycling routes (see photograph) that in one direction can take you into the heart of Gloucester. A further 2 minutes walk will take you to the countryside and riverside walks along the Severn Way public footpath. A children's play park, nature reserve and community orchard are all just 5 minutes from the house.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Stroud County Council - Tax Band D (£1,521.87 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

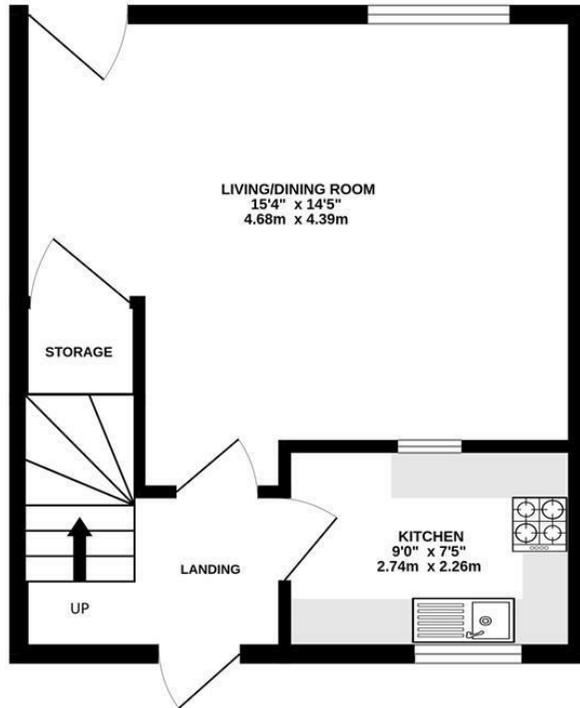
Heating: Gas central heating.

Broadband speed: Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

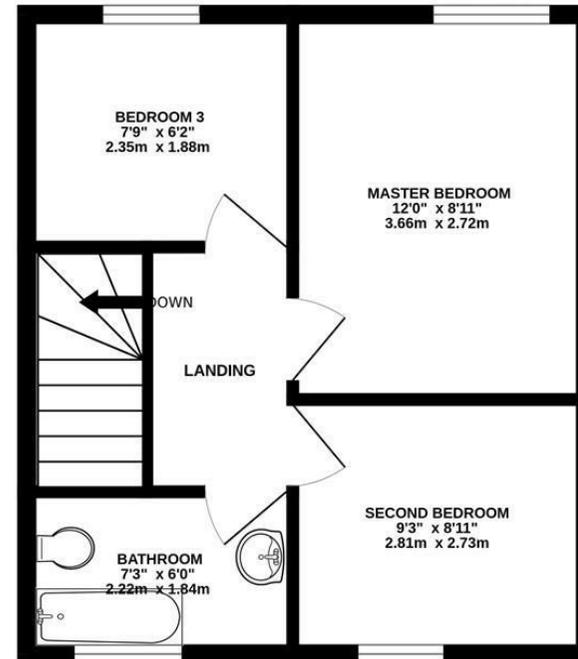
Mobile phone coverage: EE, Three, O2, Vodafone.



**GROUND FLOOR**  
334 sq.ft. (31.0 sq.m.) approx.



**1ST FLOOR**  
334 sq.ft. (31.0 sq.m.) approx.



**TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

