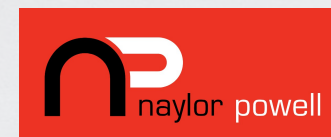




**Brambling Way, Hardwicke GL2 4DS**  
**£280,000**



## Brambling Way, Hardwicke GL2 4DS

• Three bedroom semi-detached property • Immaculately presented throughout • En-suite shower room to master • Enclosed rear garden • Off-road parking for two vehicles • Potential rental income of £1,100 pcm • EPC rating B84 • Stroud District Council - Tax band C (£1,787.27 per annum)



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

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**£280,000**

### Entrance Hallway

Hallway provides access to the lounge and downstairs w.c.

### Lounge

Spacious lounge with window overlooking the front aspect with access provided to an internal hallway and cupboard looked beneath the stairwell.

### Kitchen / Diner

The kitchen boasts ample worktop and storage space with integrated appliances to include hob, oven, washer dryer, dishwasher, fridge and freezer. Window overlooks the rear garden whilst French doors provide access to the garden itself.

### Downstairs W.C

Located beneath the stairwell the cloakroom benefits from w.c and wash hand basin.

### Landing

Spacious landing area provides access to the loft above, built-in storage cupboard, all three bedrooms and the family bathroom.

### Bedroom One

Double bedroom with two windows overlooking the rear aspect and access provided to the en-suite shower room.

### En-Suite

Modern white suite shower room comprising of w.c, wash hand basin, walk-in shower cubicle and window with frosted glass overlooking the side aspect.

### Bedroom Two

Double bedroom with window overlooking the front aspect.

### Bedroom Three

Bedroom with window overlooking the front aspect offers the opportunity to be used as a home office if required.

### Bathroom

Part tiled modern white bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the side aspect.

### Outside

The spacious rear garden is mainly laid to lawn with a decking area to the rear and enclosed with fenced borders. Gated side access leads to the driveway to the side of the property offering off-road parking for two vehicles and leads to the front of the property.

### 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 District Council - Tax band C (£1,787.27 per annum).

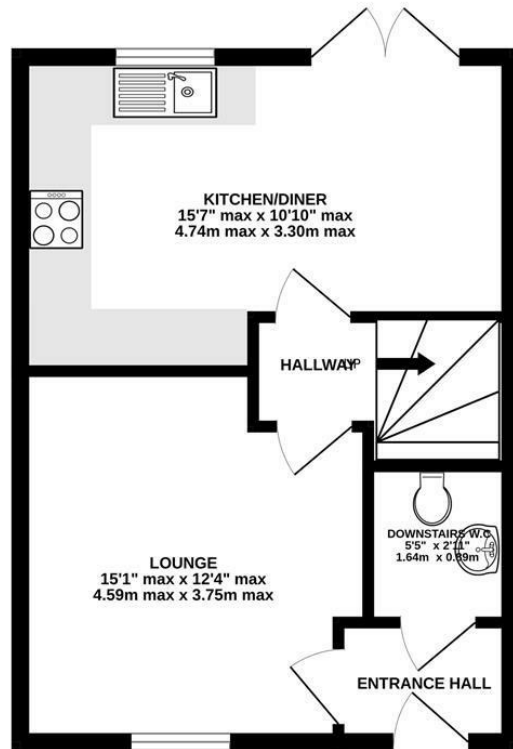
Mains water, drainage, gas and electric are connected to the property.

Freehold.

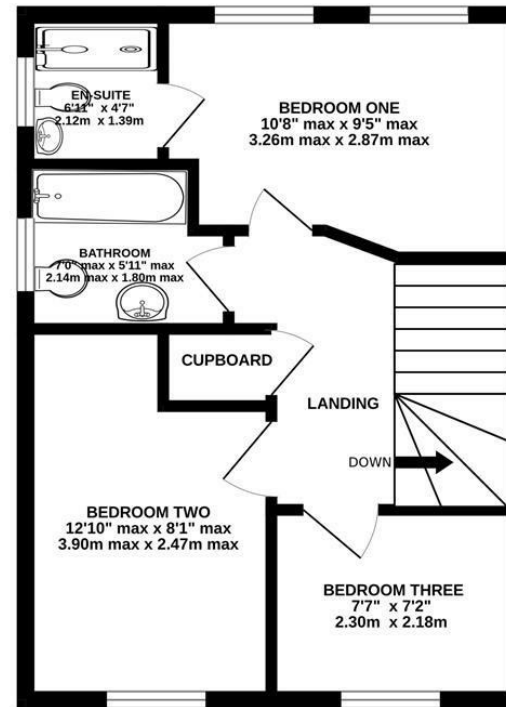




GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.2 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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