



# ONE MONTH FREE RENT

+ £250

voucher of  
your choice

Hunts Grove, Hardwick, Gloucester, GL2

£1,895 PCM

\*INCLUDES FIRST MONTH RENT FREE - LIMITED TIME OFFER\*

RECEIVE A £250 VOUCHER OF YOUR CHOICE from any online retailer after moving into your new home!

Location, Travel & Local Community.

Hunts Grove is an ideal location for families, offering a fantastic range of local amenities just minutes away, including schools, supermarkets, parks, and a doctor's surgery. Excellent transport links, with easy access to the M5, providing close connections to both Bristol and Cheltenham. Public transport is readily available, with regular bus services and convenient rail links from Gloucester train station, ensuring hassle-free travel for commuters.

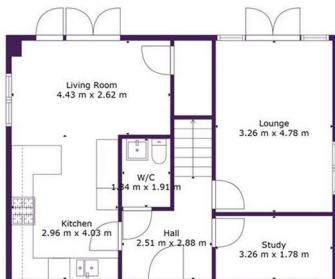
Education & Schools Nearby

The area provides excellent opportunities for children aged 4-18, with Gloucester University nearby for higher education. Hunts Grove Primary Academy is just a 7 minute walk from the development, making the school run quick and convenient.

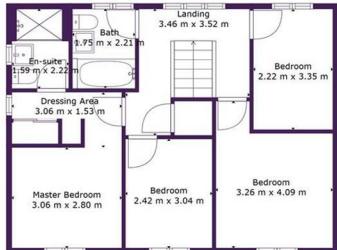
About Your Home – The Chestnut

As you step into the heart of this home, you'll find a centrally located downstairs WC, offering convenience for all. The light-filled and spacious sitting room provides a relaxing haven for the entire family, while the downstairs home office offers ample workspace for various needs.





Floor 1



Floor 2



**Ascend**

**TOTAL: 116 m<sup>2</sup>**

FLOOR 1: 57 m<sup>2</sup>, FLOOR 2: 59 m<sup>2</sup>  
EXCLUDED AREAS: LOW CEILING: 2 m<sup>2</sup>, GARAGE: 22 m<sup>2</sup>  
Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (green)	B (green)	A (green)	B (green)
B (green)	C (green)	B (green)	C (green)
C (green)	D (green)	C (green)	D (green)
D (green)	E (green)	D (green)	E (green)
E (green)	F (green)	E (green)	F (green)
F (green)	G (red)	F (green)	G (red)
Low energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
93	84	93	84