



6 Tawny Close

Hardwicke, Gloucester, GL2 4DF

£360,000



Murdock and Wasley Estate Agents are delighted to present this stylish and immaculate four-bedroom semi-detached home, finished to a show home standard.

Lovingly maintained by the current owners, this property offers a range of desirable features, including a cloakroom, a spacious living room and a bright kitchen diner. Upstairs the property boasts four bedrooms with en suite to master. Additional highlights include a beautifully landscaped rear garden, driveway with off-road parking, a garage and a sought-after cul-de-sac location. Ideally positioned near Junction 12 of the M5, the home also enjoys easy access to local amenities and highly regarded primary and secondary schools.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor with storage beneath. Doors lead off:

WC

Suite comprising: wall-mounted wash hand basin with mixer tap over, low-level wc. radiator, part tiled walls, front aspect upvc double glazed window.

Living Room

Tv point, power points, radiator, Built in media wall with space for TV and electric fireplace, rear aspect upvc double glazed windows and French doors leading into the garden.

Kitchen Diner

Range of wall, base and drawer mounted units, work surfaces, oven/grill, four ring gas hob with extractor hood above, ceramic sink and drainer with mixer tap. Appliance points, power points, radiator. Intergrated fridge/freezer. Space for washing machine, dishwasher and dining table, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom One

Tv point, power points, radiator, rear aspect upvc double glazed window, door to:

En Suite

Suite comprising: step in double shower, wall-mounted wash hand basin with storage, low-level wc, heated towel rails, part tiled walls, extractor fan.

Bedroom Two

Power points, radiator, front aspect double glazed window.

Bedroom Three

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

Bathroom

Suite comprising: Panelled bath with shower off the main, wall-mounted wash hand basin, low-level wc, heated towel rail, part tiled walls, extractor fan.

Outside

Garage

Tenure and Charges

Freehold

Annual Maintenance fee of £291.96

Local Authority

Stroud District Council

Council Tax Band D

Services

Mains gas, water, electricity and drainage

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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