



## 10 Nightingale Close

Hardwicke, Gloucester, GL2 4EB

**Offers over £230,000**



OPEN HOUSE SATURDAY 31ST, by appointment only.

For Sale with No Onward Chain.

This modern 2 bedroom semi detached home was built by David Wilson in 2021, a modern home perfect for first time buyers and Investors.

This property comprises of, Kitchen, Lounge, WC, Two bedrooms and family bathroom, immaculately presented throughout, this home is ready to move into straight away.

Other benefits include, off road parking and enclosed rear garden.



### Entrance Hall

Accessed via a double glazed composite door, radiator, doors leading to kitchen, lounge and WC, stairs leading to the first floor.

### Kitchen

Range of base, drawer and wall mounted units, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, integral dishwasher and fridge/freezer. Partly tiled walls, radiator, front aspect upvc double glazed window.

### WC

Low level WC, Hand was basin was mixer tap above, radiator, UPVC double glazed frosted window.

### Lounge

Power points, radiator, door to storage cupboard, UPVC Double glazed French doors leading to rear garden.

### Bedroom 1

Powerpoints, radiator, double glazed UPVC window with rear aspect.

### Bedroom 2

Powerpoints, radiator, UPVC double glazed window with front aspect.

### Bathroom

Panelled bath with mixer tap and shower overhead,

low level WC, hand wash basin with mixer tap above, partly tiled walls, heated towel rail.

### Outside

To the front of the property you will find a tarmac drive with off road parking, there is side access which leads down to a gate to access the rear garden,

The rear of the property is an enclosed garden laid with turf and a small patio area, there is a side gate with access to the front of the property.

### Tenure

Freehold

We are advised there is a management estate charge of circa £200.00 per annum.

### Services

Mains water, drainage, gas and electricity.

### Local Authority

Stroud District Council  
Band B

### 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                                 |         | 98                      |
| (81-91) B                                   | 83      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

