



5 Nightingale Close

Hardwicke, GL2 4EB

Offers over £294,000



Murdock & Wasley Estate Agents are delighted to present this well-maintained three bedroom semi-detached house, offered to the market with no onward chain. Located within the popular Hunts Grove Development, the property enjoys excellent transport links, a range of local amenities, and easy access to a nearby primary school.

The accommodation is well-appointed throughout, featuring a spacious open plan kitchen/diner alongside a separate lounge. The master bedroom benefits from an en-suite shower room for added convenience.

Outside, the home offers an enclosed rear garden and a driveway providing off-road parking.



Entrance Hall

Accessed via upvc double glazed door, telephone point, power points, radiator, stairs to first floor landing, laminate flooring. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, radiator, laminate flooring.

Kitchen/Diner

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

Lounge

Tv point, power points, two radiators, laminate flooring, rear aspect upvc double glazed French doors leading to the garden.

Landing

Access to loft space. Doors lead off:

Bedroom One

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

En-Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, laminate flooring.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Tiled splashback, heated towel rail, laminate flooring.

Outside

At the front of the property, steps with an iron railing lead up to the front door, which is sheltered by a canopy. On one side of the steps is a gravelled area, while the other is bordered by grass and mature shrubs.

To the side is a tarmac driveway providing off road parking for two vehicle. Additionally, there is a wooden gate for convenient access to the rear garden.

At the rear of the property there is an enclosed garden with a spacious flat laid lawn.

Tenure

Freehold.

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

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council.

Council Tax Band: C

Awaiting Vendor Approval

These 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		96
(81-91) B	85	
(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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