



40 Hunts Grove Drive

Hardwicke, Gloucester, GL2 4BH

£315,000



Murdock & Wasley are delighted to bring to the market this lovely three-bedroom semi-detached property situated within the popular Hunts Grove development. Built in 2022 by Linden Homes, the property is ideally positioned close to the local primary school and offers excellent access to the M5.

The ground floor comprises an entrance hall, cloakroom, kitchen, lounge/diner with French doors opening onto the rear garden, creating a bright and inviting living space.

Upstairs, the property features a master bedroom with en-suite, a further double bedroom, a single bedroom, and a family bathroom.

A fantastic opportunity for first-time buyers or families seeking a modern, low-maintenance home in a convenient location. Early viewing is highly recommended.



Entrance Hallway

Approached via double glazed front door, radiator, power points, laminate flooring, stairs leading to first floor, doors to kitchen/breakfast room, cloakroom & lounge/diner.

Cloakroom

Modern white suite comprising of low level wc & pedestal wash hand basin, radiator, tiled flooring.

Kitchen/Breakfast Room

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge/freezer, dishwasher & washing machine, cupboard housing combination boiler, tiled flooring, radiator, power points.

Lounge/Diner

Upvc double glazed windows & french doors to rear, television point, radiator, power points, laminate flooring, under stairs storage cupboard.

First Floor Landing

Access to loft via hatch, radiator, power points, doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, door to:

En-Suite

Modern suite comprising of shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Tenure

Freehold. Please note there is an annual service charge of £192.00.

Services

Mains water, gas, electricity & drainage.

Local Authority

Stroud District Council- Band C

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			95
(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 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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