



Sowthistle Drive, Hardwicke, Gloucester

Freehold

£365,000

**26 Sowthistle Drive, Hardwicke,
Gloucester, Gloucestershire, GL2 4DX**

£365,000

Freehold. Council Tax Band D



4 Bedrooms



3 Bathrooms



2 Receptions

Features

- *Upvc Double Glazing
- * Owned Solar Panels
- *Single Garage & Parking
- *Immaculate Throughout
- *Gas Central Heating
- * Kitchen/Diner
- *Two En-Suites
- * Energy Rating B

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The Property

Immaculate Four Bedroom Semi-Detached Home With Solar Panels Located In Sowthistle Drive, Hardwicke!

The accommodation on the ground floor comprises of; Entrance hall, cloakroom, living room & kitchen diner.

On the middle floor we have; Three GOOD sized bedrooms & family bathroom.

On the top floor we have; One LARGE DOUBLE bedroom.

Further benefits include; Gas central heating, upvc double glazing, owned solar panels, two en-suites to bedrooms one & two, single garage & parking for two cars!

Call us today to arrange your viewing on 01452 543200!

Hallway 12' 6" x 4' 9" (3.81m x 1.45m)

Living Room 14' 10" x 10' 5" (4.52m x 3.17m)

Kitchen/Dining Room 19' 5" x 11' 4" (5.91m x 3.45m)

WC 5' 3" x 3' 6" (1.60m x 1.07m)

First Floor Landing 6' 7" x 6' 1" (2.01m x 1.85m)

Bedroom Two 11' 3" x 10' 7" (3.43m x 3.22m)

En-Suite 7' 3" x 4' 7" (2.21m x 1.40m)

Bedroom Three 11' 4" x 8' 8" (3.45m x 2.64m)

Bedroom Four 10' 6" x 7' 9" (3.20m x 2.36m)

Family Bathroom 8' 8" x 6' 2" (2.64m x 1.88m)

Second Floor Landing 6' 1" x 2' 10" (1.85m x 0.86m)

Bedroom One 14' 0" x 10' 10" (4.26m x 3.30m)

En-Suite 8' 5" x 7' 5" (2.56m x 2.26m)

Rear Garden

Garage & Parking

Additional Information provided by vendor:

Utilities

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to premises

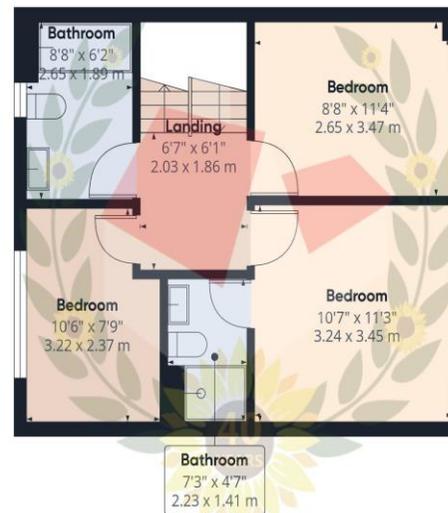








Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1164.77 ft²
108.21 m²

Reduced headroom

8.7 ft²
0.81 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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The position and size of doors, windows, appliances, and other features are approximate only.
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