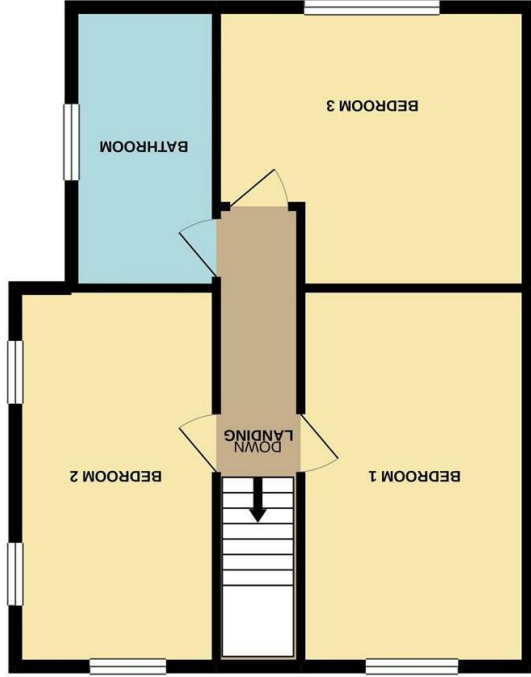
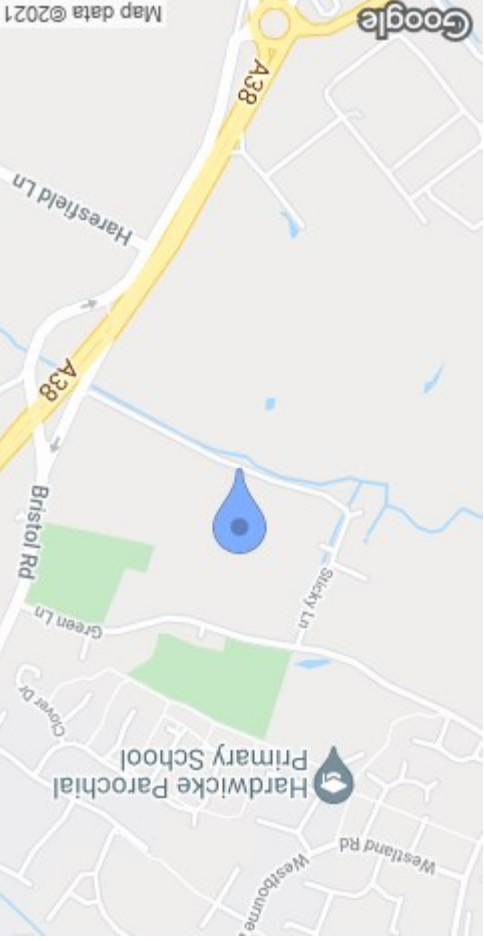


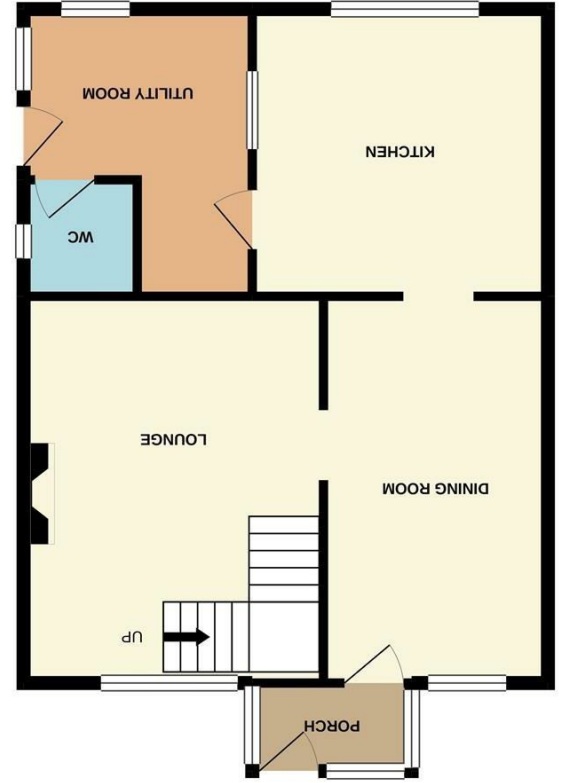


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (new energy cost)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m²</td></tr> </table>	A	39-47 kWh/m ² (new energy cost)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ²	<table border="1"> <tr><td>A</td><td>10-35 g/m² CO₂ (new energy cost)</td></tr> <tr><td>B</td><td>36-45 g/m²</td></tr> <tr><td>C</td><td>46-55 g/m²</td></tr> <tr><td>D</td><td>56-65 g/m²</td></tr> <tr><td>E</td><td>66-75 g/m²</td></tr> <tr><td>F</td><td>76-90 g/m²</td></tr> <tr><td>G</td><td>91-120 g/m²</td></tr> </table>	A	10-35 g/m ² CO ₂ (new energy cost)	B	36-45 g/m ²	C	46-55 g/m ²	D	56-65 g/m ²	E	66-75 g/m ²	F	76-90 g/m ²	G	91-120 g/m ²
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1ST FLOOR (55.6 sq.m.) approx.



GROUND FLOOR (60.2 sq.m.) approx.



**Robinswood Cottage Sticky Lane
 Hardwicke, Gloucester GL2 4RD**



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £449,000

Characterful semi detached cottage situated in a lovely rural location down a single track lane.

Having been extensively improved/modernised to include a refurbished kitchen and bathroom, gas central heating, re-wiring, new drive and fence and a new chemical/sewage plant to current regulations.

Having accommodation comprising lounge, dining room, kitchen, utility/boot room, three double bedrooms and a bathroom. The property could easily be converted to a four/five bedroom home.

Externally you have a large garden, brick built workshop and a hobby room that can easily be changed to a home office. There is also a large gravelled driveway suitable for parking six vehicles.

The village of Hardwicke offers a range of amenities to include churches, nursery and primary schools and a post office. A public transport service gives access to and from Gloucester City Centre and ease of access to M5 for the commuter.



Door leads into:

ENTRANCE PORCH

Door leads into:

DINING ROOM

16'3 x 9'3 (4.95m x 2.82m)

LOUNGE

16'5 x 12'10 (5.00m x 3.91m)

KITCHEN

12'2 x 12' (3.71m x 3.66m)

UTILITY/BOOT ROOM

11'5 x 10' max (3.48m x 3.05m max)

CLOAKROOM

From the lounge stairs lead to the first floor.

LANDING

BEDROOM 1

16'5 x 9'8 (5.00m x 2.95m)

BEDROOM 2

16'5 x 9'2 (5.00m x 2.79m)

BEDROOM 3

12'8 x 10' (3.86m x 3.05m)

BATHROOM

12'2 x 5'5 (3.71m x 1.65m)

OFF ROAD PARKING

ENCLOSED REAR GARDEN

WORKSHOP

12'6 x 10'7 (3.81m x 3.23m)

HOBBY ROOM

12'4 x 10'2 (3.76m x 3.10m)

SERVICES

Mains water, electric, LPG gas and brand new sewer system (non-mains).

LOCAL AUTHORITY

Council Tax Band: D
Stroud District Council, Ebley Mill, Ebley Wharf, Stroud,
Glos. GL5 4UB.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).