



MICHAEL TUCK
ESTATE & LETTING AGENTS



45 Harrier Way, Hardwicke
Gloucester

Offers Over **£360,000**

45 Harrier Way

Hardwicke, Gloucester

Well Presented Three Bedroom Detached Home With Single Garage & Off Road Parking For Two Cars!!! The property comprises of; Entrance hall, w.c, kitchen diner, living room & sunroom!

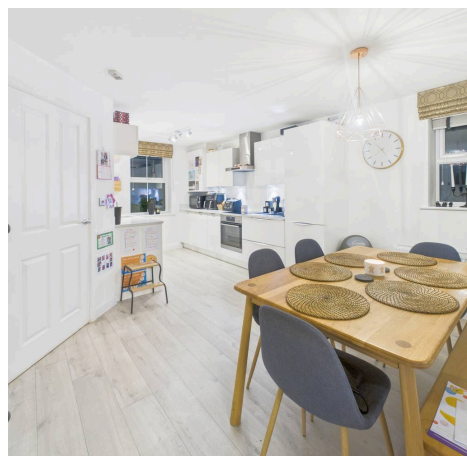
On the top floor we have; Three GOOD sized bedrooms & family bathroom.

Further benefits include; En-suite to bedroom one & an outbuilding in the rear garden!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1500 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

- Upvc Double Glazing
- Kitchen/Diner
- Outbuilding
- Good Condition Throughout
- Popular Location
- Sun Room
- En-Suite To Bedroom One
- Single Garage & Off Road Parking For Two Cars
- Close To Local Amenities
- Energy Rating B



Entrance Hall
W.C

Kitchen/Diner
18' 7" x 11' 11" (5.66m x 3.62m)

Living Room
15' 6" x 10' 10" (4.72m x 3.31m)

Sun Room
15' 8" x 9' 5" (4.78m x 2.88m)

Bedroom One
10' 3" x 9' 10" (3.13m x 2.99m)

Bedroom Two
11' 7" x 8' 7" (3.54m x 2.61m)

Bedroom Three
8' 2" x 6' 8" (2.50m x 2.02m)

Bathroom
5' 10" x 5' 7" (1.79m x 1.69m)

En-Suite

Management Estate Charge £13 Per Month

Council Tax band: C

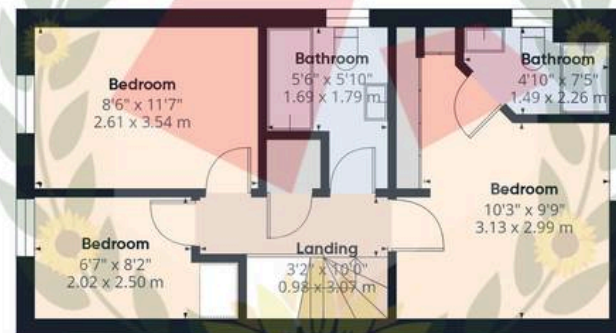
Tenure: Freehold

EPC Energy Efficiency Rating: B





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1193 ft²

111 m²

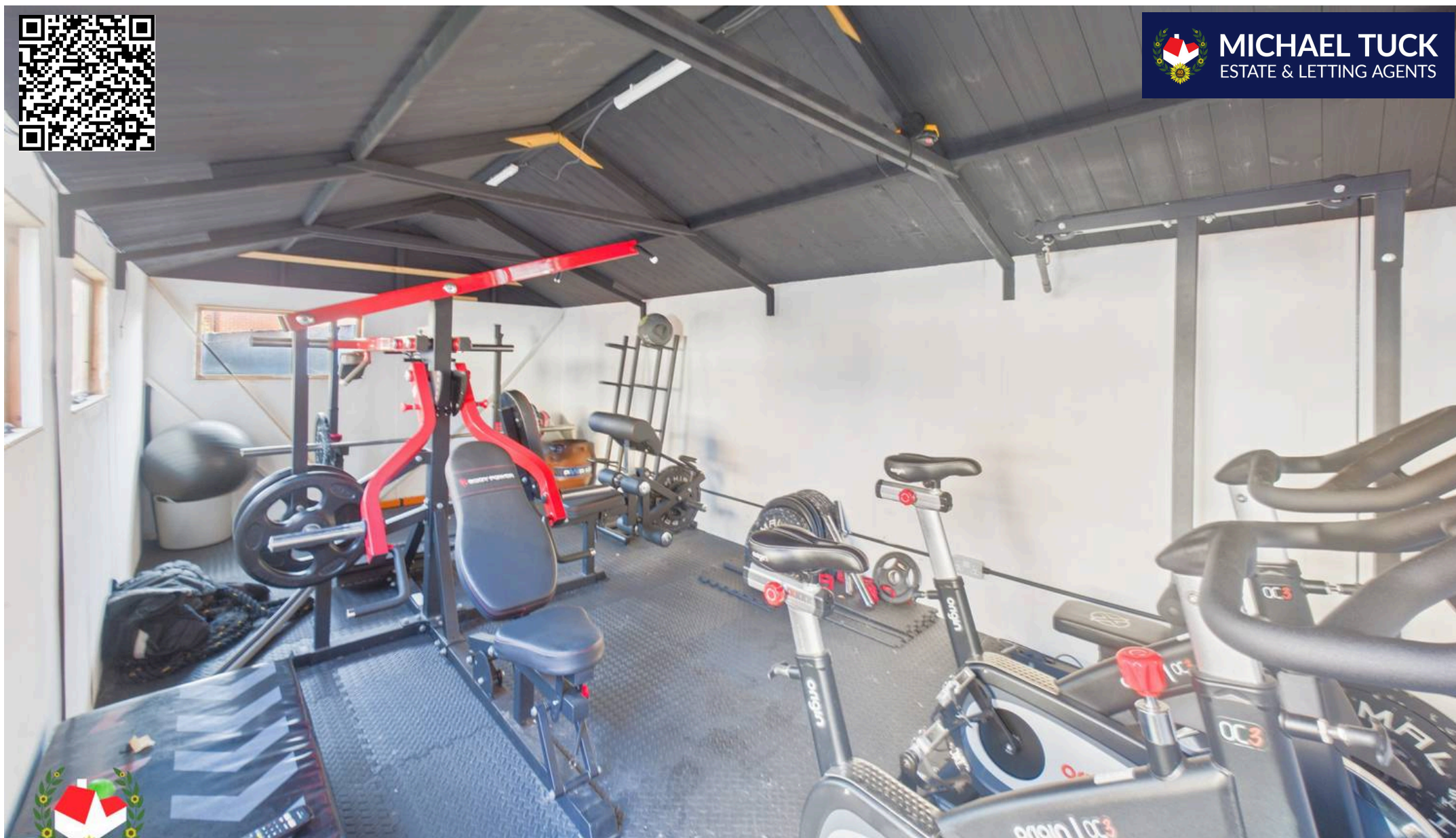
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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