MICHAEL TUCK
ESTATE & LETTING AGENTS

28 Lloyd Baker Court Cornfield Drive, Hardwicke

Gloucester

Guide Price **£225,000**

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Hardwicke, Gloucester

A rarely **One DOUBLE BEDROOM Bungalow** which has been converted from it's **original TWO bedroom design** situated in the **OVER 55's Lloyd Baker Court** development on the southern outskirts of Gloucester City. The accommodation comprises of entrance porch, **living room**, shower room, DOUBLE bedroom with built in wardrobes & LARGE kitchen diner! Further benefits include; UPVC double glazing, **gas central heating, ONE ALLOCATED parking space.** Outside there is an enclosed **PRIVATE REAR GARDEN** with summerhouse/utility!

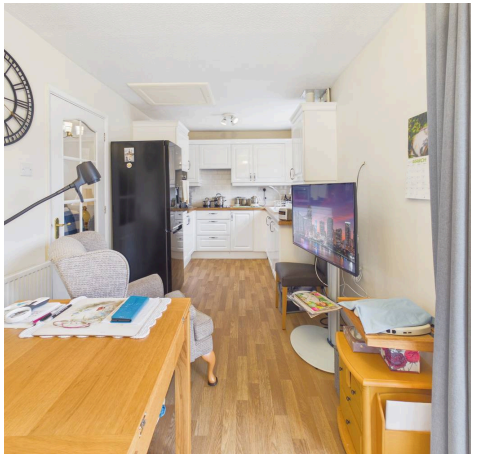
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Upvc Double Glazing
- LARGE Kitchen/DIner
- One Allocated Parking Space
- Originally A Two Bedroom Design
- Summerhouse/Utility
- Gas Central Heating
- Built In Wardrobes
- Private Enclosed Rear Garden
- Over 55s Development
- Energy Rating TBC



Entrance

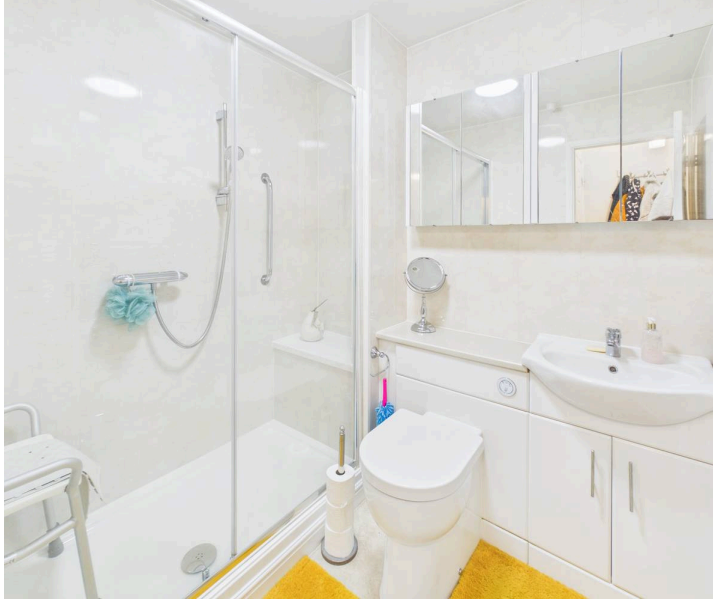
Entrance Porch
Double glazed windows to front and side aspects, door to;

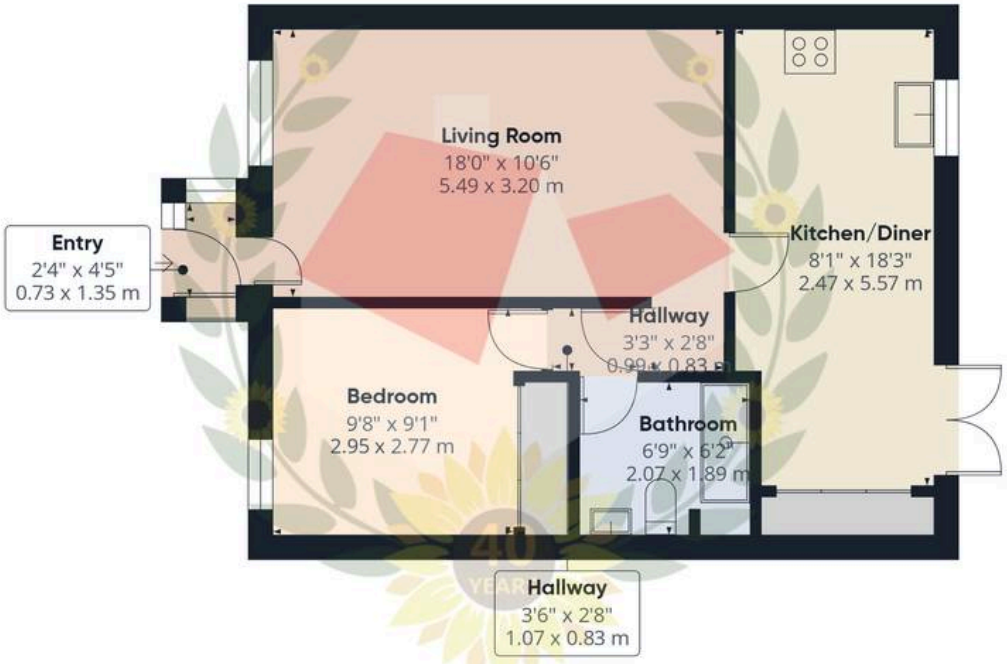
Lounge
18' 0" x 10' 6" (5.49m x 3.20m)

Kitchen/Diner
18' 3" x 8' 1" (5.57m x 2.47m)

Shower Room

Bedroom
9' 8" x 9' 1" (2.95m x 2.77m)





Ground Floor Building 1

Ground Floor Building 2

Approximate total area(1)

576 ft²

53.5 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.

GIRAFFE360

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