

ESTATE AGENTS



Farr & Farr

www.farrandfarr.co.uk

PRICE : £189,950

REF: LG23498/JF

**8 LIMETREE AVENUE
HARDWICKE
GLOUCESTER
GL2 4AU**



**A SURPRISINGLY LARGE TOWNHOUSE ON THE SOUTHERN EDGE
OF HARDWICKE**

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8 LIMETREE AVENUE, HARDWICKE, GLOUCESTER, GL2 4AU

Number 8, built in 2012 by Crest Nicolson offers surprisingly good sized accommodation with all rooms including the hall, landing, cloakroom and bathroom being of pleasing proportions. It is gas centrally heated throughout and has double glazing. To the rear there is a South facing enclosed garden with rear access and two parking spaces to the front.

The property is situated on a popular modern development on the Southern edge of Gloucester, local areas of green including play areas are on the doorstep, good schools are close by and all of Quedgeley's facilities are all within easy reach and access to Junction 12 to the M5 motorway is only a short drive.

TWO LARGE DOUBLE BEDROOMS: GOOD SIZED BATHROOM: SITTING ROOM: FITTED KITCHEN: HALL: CLOAKROOM: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: PARKING FOR TWO CARS: SOUTH BACKING ENCLOSED GARDENS WITH REAR ACCESS:

STORM PORCH:

Front door to:-

HALL:

Of a good size. Staircase to landing with understairs cupboard. Wall thermostat. Hanging area.

CLOAKROOM:

Low level W.C. Wash hand basin. Radiator. Extractor fan.

KITCHEN: 10' x 8'.

Comprehensively fitted with inset stainless steel single drainer sink unit. Wall and base units with worktops. Built in stainless steel and glass fronted oven with four ring gas hob and extractor hood. Plumbing for washing machine and dishwasher. Vinyl floor.



LOUNGE/DINING ROOM: 15'7 x 12'10.

Double radiator. T.V and cable point. Double Upvc double glazed French door to terrace and garden.



FIRST FLOOR:

LANDING:

Access to loft.

BEDROOM 1: 15'7 x 9'7.

Overstairs cupboard with Ideal boiler and shelving. Recess wardrobe. Double glazed French doors to glazed Juliet balcony. Radiator.



BEDROOM 2: 13'6 x 8'10.

Complete range of triple wardrobe cupboard with mirrored sliding doors. Radiator. Two windows.



BATHROOM:

White suite of panelled bath with mixer taps and shower attachment. Fully tiled splashbacks and glazed folding screen. Pedestal wash hand basin. Low level W.C. Radiator. Extractor fan. Shaver point.



FRONT GARDENS:

Wrought iron fence and path to front door. Allocated parking for 2 cars.

REAR GARDENS:

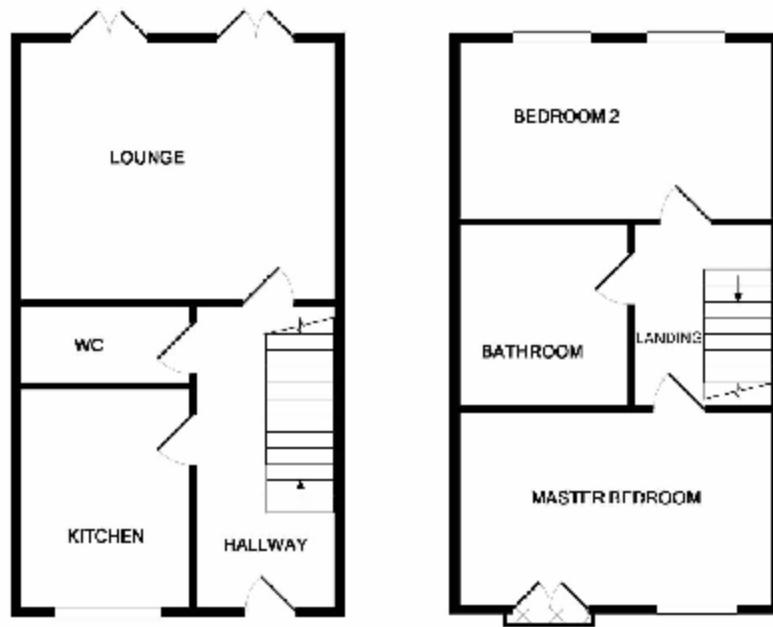
South backing with good area of paved terrace with path, lawns and garden shed. Gated rear access. All enclosed by close boarded fencing.





EPC : B-84

VIEWING BY APPOINTMENT THROUGH THE AGENT



NOTE ALL ROOM SIZES ARE APPROXIMATE