

4 Bedroom
Detached
HERITAGE COLLECTION
From Redrow Homes

36 BRIDGE KEEPERS WAY,
HARDWICKE, GL2 4BE



£500,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Sellars Bridge is close to the city, yet on the edge of a canal and looking out over beautiful open countryside and enjoys the very best of both worlds. A wide range of primary and secondary schools are within a convenient distance of the development. Within one mile of the development are the Hardwicke Parochial Primary School,

THIS HOME FEATURES

HERITAGE COLLECTION
FROM REDROW HOMES
DETACHED FAMILY HOME
IMMACULATE CONDITION
FOUR BEDROOMS
GARAGE & DRIVEWAY
KITCHEN/ DINER
UTILITY ROOM

the Field Court Junior School and the Severn Vale School. Sellars Bridge is well served by the local amenities, with its proximity to Gloucester offering a wide range of shops, restaurants and doctors surgeries.

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LIVING AREA

4

BEDROOMS

The property benefits from four generous sized bedrooms, ensuite to the master bedroom, with built-in wardrobes to both master and second.

BATHROOMS

The family bathroom comprises of low level w/c, wash hand basin with mixer tap, panel bath with shower over, heated towel rail, tiled splash backs, window to the rear aspect. En-suite to master comprises of a low level w/c, wash hand basin with mixer tap, shower cubicle, heated towel rail, window to the front aspect, tiled splash backs. You have a guest cloakroom on the ground floor.

KITCHEN/DINING

The kitchen diner has a range on storage units at base and eye level, roll top work surfaces, one and a half sink bowl and drainer, integrated oven, microwave, fridge/freezer, dishwasher, four ring gas hob with hood over, space for washing machine and tumble dryer in the utility room, french doors to garden.

RECEPTIONS

The property benefits from a light and airy living room with a bay window located to the front aspect.

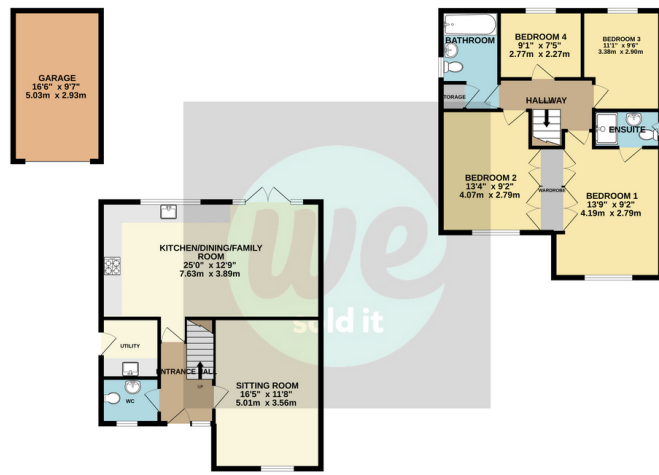


PROPERTY SUMMARY

We Sold It are pleased to present this immaculate four bedroom detached Redrow built home located on the popular Sellars Bridge development in Hardwicke. Sellars Bridge is a superb development of New Heritage Collection homes from Redrow, located just 4 miles to the south west of Gloucester. The property comprises entrance hall, lounge, kitchen/ diner, four bedrooms, family bathroom, en-suite to master, cloakroom, utility room, front garden, enclosed rear garden, garage and driveway.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1436 sq.ft. (133.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing contained floor measurements of plots, sections, items and any other items an approval and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or condition.

OUTSIDE

The rear garden is mainly laid to lawn with a large patio seating area, raised planted flower bed and an outside tap, all enclosed by timber panel fencing.

PARKING

Integrated garage with driveway to front.

VIEWINGS

Strictly by appointment with WeSoldIt.co.uk



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

