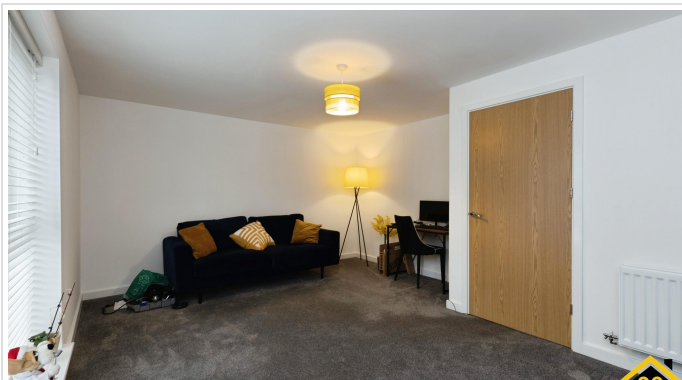


3 Bed Semi-Detached In Harker Close, Gloucester, GL2 5SG

£185,000





SHORT DESCRIPTION

Property Ref: 15944 We are pleased to present an exceptional Semi-detached located at Harker, Gloucester, GL2. This wonderful residence boasts 3 bedrooms, 3 bathrooms, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Rear Garden and allocated parking for 2 vehicles. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. This modern three-bedroom, three-storey semi-detached home is located on a popular residential estate in Gloucester. It offers easy access to local shops, supermarkets, healthcare facilities, and leisure amenities. Families benefit from nearby primary and secondary schools within the local catchment. Excellent transport links include Gloucester city centre, the A40 and M5 for commuting, and Gloucester railway station for regional and national travel. The property also features two allocated parking spaces and a private rear garden. Property Type: Semi-detached Full selling price: £370000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £185000.00 Monthly rent based on 50% share: £465.88 Remaining lease (In Years): 250 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £737.04 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

3

Bed Room(s)

3

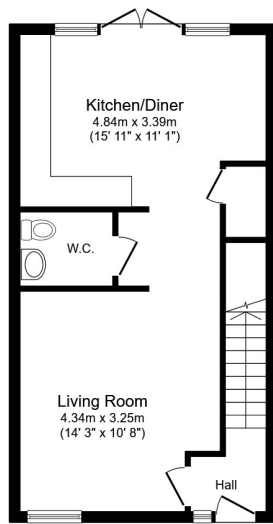
Bath Room(s)

1

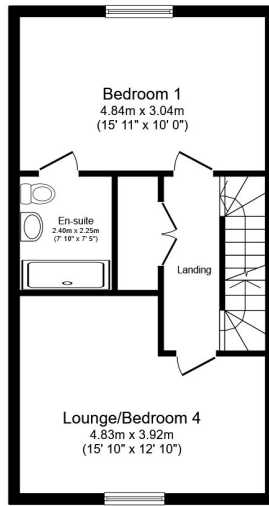
Living Room(s)

FLOOR PLAN

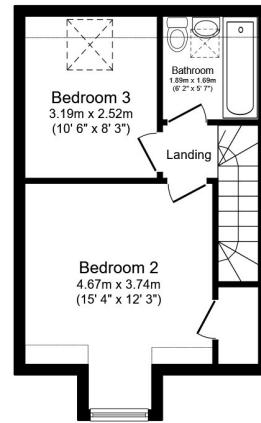
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor



Second Floor

Total floor area 123.5 sq.m. (1,330 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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