



6 Hawthorn Close, Gloucester, GL2 4AR

Offers Over £270,000

Three-Bedroom Family Home – Secluded Location – Chain Free

A well-presented three-bedroom family home, ideally situated in a secluded position within a modern residential development. The property enjoys an attractive outlook over an open green and offers a peaceful setting, while still providing convenient access to local amenities and a primary school.

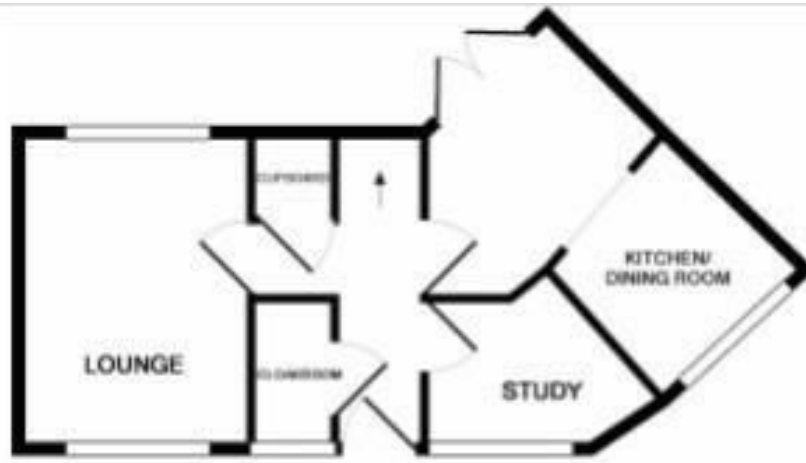
The accommodation includes three bedrooms, with the principal bedroom benefiting from an en-suite, alongside comfortable family living spaces and a well-maintained interior.

Outside, the property features a private driveway and garage, providing excellent off-road parking and additional storage. The development is particularly appealing to families, with child-friendly routes providing safe and convenient access to the local primary school.

The property is offered chain free with no onward chain, making it an attractive opportunity for both owner-occupiers and investors. There is currently a tenant in situ who would be keen to remain at the property, presenting a potential turnkey investment opportunity for a buyer looking for an existing tenancy.

An appealing family home in a peaceful setting, with excellent potential for both residential and investment purchasers.

- Secluded location
 - Garage
- Driveway parking
 - Chain free
- En-suite facilities
- Overlooking greenery

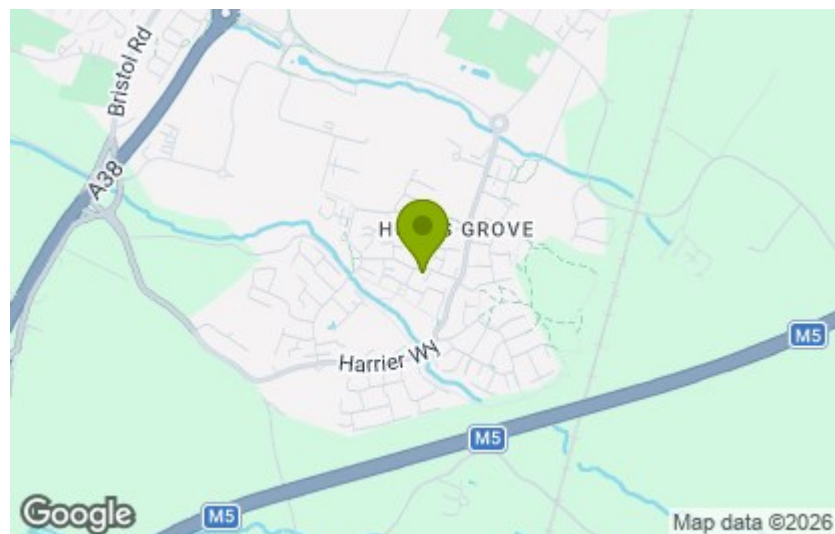


GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97
(81-91) B		
(69-80) C	85	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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