



**Hawk Close  
Abbeydale  
Gloucester  
GL4 4WE**

**Offers in Excess of £374,000**

**bettermove**

# Hawk Close Gloucester

Bettermove are proud to present this 4 bedroom link detached house in the sought after area of Abbeydale available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the large driveway and garage. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, downstairs cloakroom/WC, sunroom, laundry room and the fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden with decking, lawn and side access from the front of the property, perfect for enjoying the summer months.

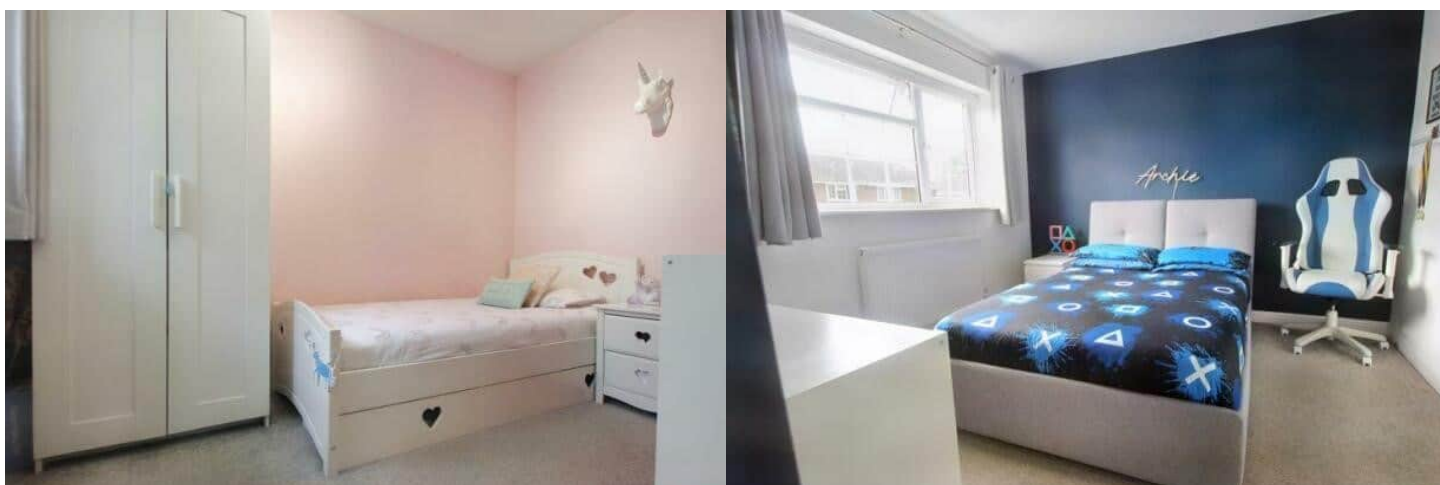
Located in the popular residential area of of Abbeydale, the property is close to a range of amenities, including shops, primary schools, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M5, the A38 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor

Approximate total area<sup>(1)</sup>  
 1205.34 ft<sup>2</sup>  
 111.98 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)