



13 Pear Tree Close, Gloucester, GL2 4TL

£1,400 Per Month

We are pleased to be offering this well presented three bedroom house in the popular area of Hardwicke.

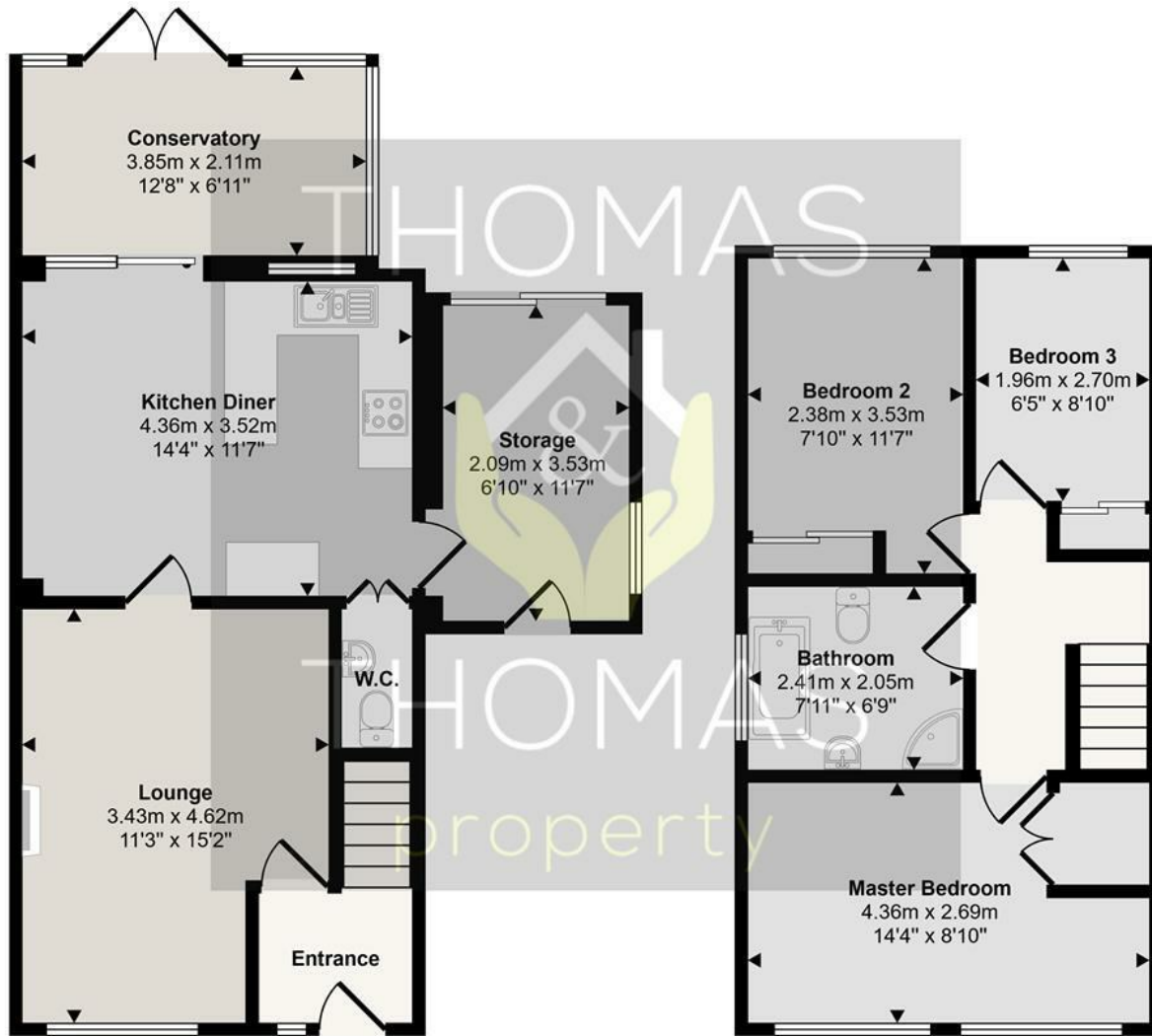
Briefly comprising of: Entrance hall, lounge, kitchen/diner, downstairs WC, and conservatory. Upstairs there are three bedrooms, two doubles and a single. The second and third bedroom benefitting from wardrobe space.

There is a family bathroom with dual shower over bath.

This property is available now, please call today to arrange your viewing.

- Three Bedrooms
  - Hardwicke
  - Detached
- Driveway Parking
  - Kitchen/Diner
  - Available Now

Approx Gross Internal Area  
92 sq m / 987 sq ft



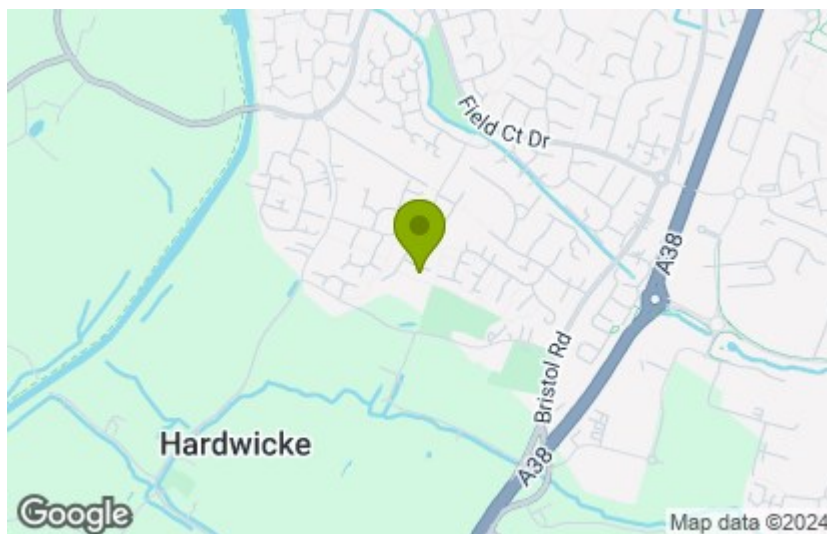
**Ground Floor**  
Approx 54 sq m / 580 sq ft

**First Floor**  
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
71	86
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.