



## 30 Hanman Road

, Gloucester, GL1 4TG

**£210,000**



We are delighted to bring to the market this wonderfully presented and deceptively spacious two-bedroom period property, complete with an impressive attic conversion. Bursting with character and charm, this red brick home has been lovingly maintained and tastefully updated throughout.

A further standout feature is the large rear garden, offering excellent outdoor space rarely found with properties of this style.



### Entrance Hallway

Accessed via double glazed front door, original ceramic floor tiles, stairs leading to first floor, door through to dining area.

### Living Room

Upvc double glazed windows to front, radiator, television point, coving, original floor boards.

### Dining Area

Upvc double glazed windows to rear, radiator, power points, original floor boards, log burner, under stairs storage space.

### Kitchen

Upvc double glazed windows to side, eye & base level units with roll edge work tops, cooker point, space for further appliances, radiator, partly tiled walls, power points.

### Utility Room

Upvc double glazed windows to rear, door to side, base level units with roll edge work tops, wall mounted combination boiler, space & plumbing for appliances.

### First Floor Landing

Stairs leading to the attic room. Doors to Bedrooms 1,2 & bathroom.

### Bedroom 1

Upvc double glazed windows to front, radiator, power points.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

### Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, partly tiled walls, recessed down lights, radiator.

### Attic Room

Velux windows to rear, eaves storage.

### Rear Garden

An enclosed area which is an enclosed area which is paved, shed, cold water tap, gated side access.

### Tenure

Freehold,

### Services

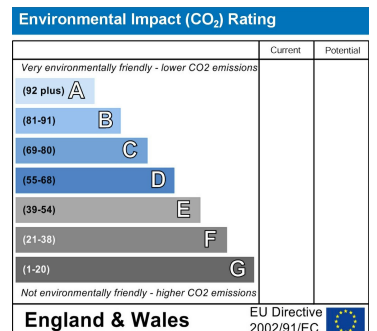
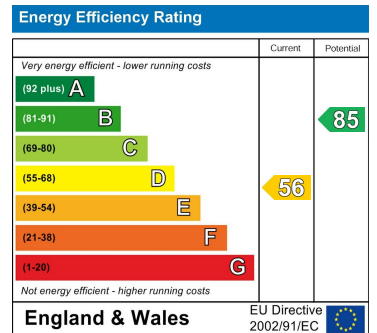
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band A

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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