



1 Hempsted Lane

Gloucester, GL2 5JN

Offers in excess of £350,000



We are delighted to welcome to the market this very well-presented, spacious, and extended semi-detached family home, ideally located within the ever-popular Hempsted area.

The property has been enhanced by a single-storey extension, creating generous and versatile living space perfectly suited to modern family life.

Externally, the home continues to impress with a large rear garden, garage, and a fantastic amount of off-road parking, offering both practicality and outdoor enjoyment.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed window to side, parquet flooring, radiator, staircase to first floor, door to utility & lounge/diner.

Lounge/Diner

Upvc double glazed bay window to front, television point, two radiators, parquet flooring, wood burner.

Kitchen

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, induction hob, space for further appliances, laminate flooring, power points.

Utility

Eye & base level units with roll edge work tops, plumbing for washing machine & tumble dryer, wall mounted combination boiler, power points, partly tiled walls.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed bay window to front, radiator, power points, built in wardrobes.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bedroom 3

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

Bathroom

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, access to:

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(81-91) B			
(69-80) C			
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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