



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

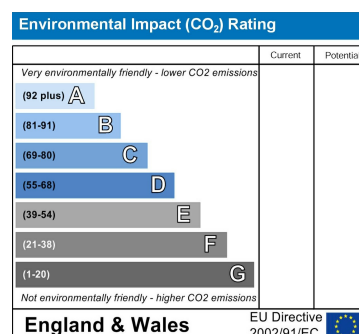
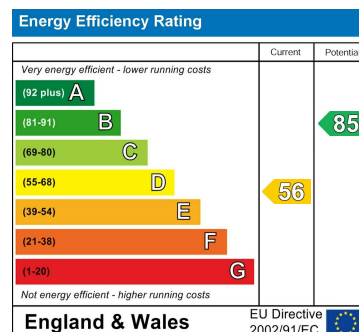
Mains water, gas, electricity & drainage.

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.



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.

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