



## 47 The Forge, Gloucester, GL2 5GH Offers Over £220,000

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A well presented three bedroom family home which is located within a secluded cul-de-sac of Hempsted and has the added benefit of being available with now onward chain.

Internally the property offers spacious accommodation comprising of, an entrance hall, cloakroom, lounge & kitchen/diner spanning the full width of the property with French doors opening onto its private patio and garden area. Upstairs there are three bedrooms and a family bathroom. The master bedrooms benefits from a fitted wardrobe and en-suite shower facilities.

Externally the property offers an enclosed and private rear garden, partly laid to lawn and laid to patio. Across from the property is an allocated parking space.

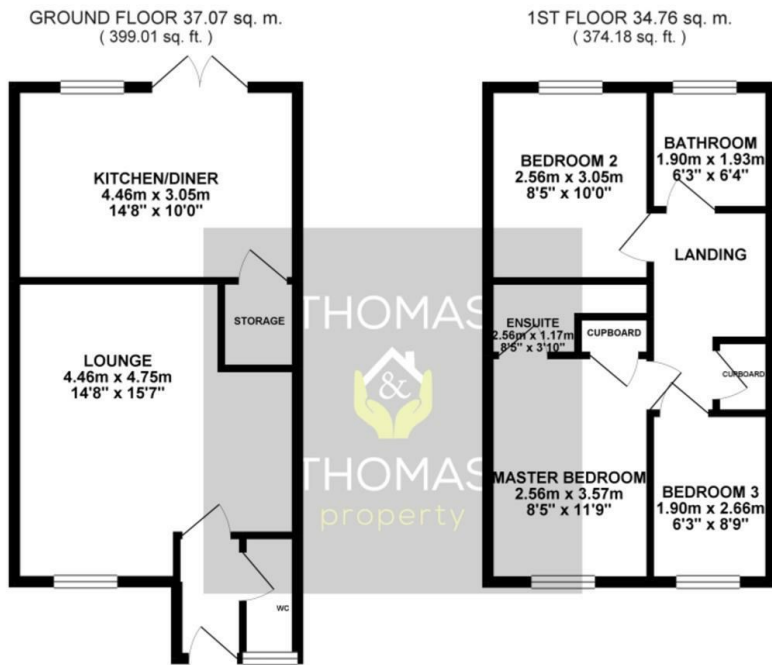
Additional benefits include UPVC double glazing and gas central heating. Call now to view

- Three Bedrooms
- Well Presented
- Cloakroom
- Kitchen/Diner
- Allocated Parking
- No Onward Chain

### Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.





TOTAL FLOOR AREA: 71.83 sq. m. (773.19 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and appearance shown here has not been tested and no guarantee as to their operability or efficiency can be given. (Made with Mapplan 60221)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>88</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>75</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-37) <b>F</b>			(21-37) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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.