



5 Harness Close

Hempsted, Gloucester, GL2 5GF

£260,000



We are delighted to welcome to the market this beautifully presented three-bedroom end-terrace home located in the ever-popular Hempsted area of Gloucester. Tucked away at the end of a quiet cul-de-sac, this charming property is the perfect starter home and is offered free of chain.

The home boasts a well-maintained interior with ample living space, making it ideal for first-time buyers. The property features a spacious living room, a modern kitchen, conservatory, three generously sized bedrooms, and a contemporary family bathroom.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer. Don't miss out on the opportunity to make this delightful property your own.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor, doors to cloakroom, lounge/diner & kitchen.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator.

Kitchen 9'4 x 7'8 (2.84m x 2.34m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, wall mounted combination boiler, tiled flooring, partly tiled walls,

Lounge/Diner 14'6 x 14'3 (4.42m x 4.34m)

Upvc double glazed windows & sliding doors to rear, television point, two radiators, power points, under stairs storage cupboard.

Conservatory 12'5" x 8'10" (3.8 x 2.7)

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof, laminate flooring.

First Floor Landing

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

Bedroom 1 14'7 x 8'2 (4.45m x 2.49m)

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

Bedroom 2 9'6 x 6'6 (2.90m x 1.98m)

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

Bedroom 3 7'8 x 6'6 (2.34m x 1.98m)

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

Bathroom 7'11 x 5'7 (2.41m x 1.70m)

Paneled bath, separate shower cubicle, low level wc & pedestal wash hand basin, recessed down lights.

Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn, cold water tap, gated side access.

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			90
(81-91) B		75	
(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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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

