



20 Garlandstone Walk

Hempsted, Gloucester, GL2 5DS

£335,000



We are delighted to offer this well-maintained and stylish detached home, ideally located on a peaceful no-through road, making it a perfect choice for growing families.

The internal living accommodation comprises of: Entrance Hallway, cloakroom, modern kitchen & two reception rooms. Upstairs are three bedrooms, en-suite & bathroom. Outside we have an enclosed garden with garage & parking.

The property boasts bright and spacious living accommodation, presented to a high standard throughout.



Entrance Hallway

Accessed via a double-glazed front door, the welcoming entrance hall features laminate flooring, a radiator, and power points. Stairs rise to the first floor, with internal doors leading to the lounge, dining room, and kitchen.

Cloakroom

Double glazed french window to rear, low level wc & pedestal wash hand basin, laminate flooring, heated towel rail.

Kitchen

Featuring a Upvc double-glazed window to the rear, the kitchen is fitted with a range of eye-level and base units complemented by roll-edge worktops and a stainless steel sink with drainer. Appliances include an electric oven with induction hob and extractor hood, along with a built-in fridge/freezer and integrated dishwasher. Finishing touches include recessed downlights, a heated towel rail, and a door leading to the rear hallway.

Lounge

Bright and inviting with Upvc double-glazed windows to the front and Upvc double-glazed French doors to the side, allowing for plenty of natural light and seamless access to the garden. Features include laminate flooring, power points, and a television point, making it a comfortable and functional living space.

Dining Room

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

First Floor Landing

Upvc double glazed windows to rear, radiator, power points, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, door to:

En-Suite

Upvc frosted double glazed windows to side, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, tiled flooring, extractor fan.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in storage.

Bedroom 3

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

Bathroom

Upvc double glazed frosted window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls, extractor fan.

Rear Garden

An enclosed garden which is partly paved with an area laid to lawn, door to garage.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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		85
(81-91) B		
(69-80) C	73	
(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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