



R B WALTERS
ESTATE AGENTS



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*Priors View, Hempsted, Gloucester,
Gloucestershire, GL2 5GX.*

£300,000

Beautifully presented home finished to an exceptional standard and providing particularly light accommodation due to the multiple dual aspect rooms.

This semi-detached home was constructed in 2025 so has almost a full NHBC guarantee remaining and the sellers are only moving so soon as they require a bungalow.

The property is fitted with privacy glass and has a cosy living room, open plan kitchen/ diner with doors to the garden and a cloakroom on the ground floor. Upstairs there are two generous bedrooms with the master having an ensuite shower room and there is also a family bathroom. Outside the property has two allocated parking spaces and an enclosed rear garden which enjoys good privacy and gated rear access.

As a modern home this property benefits from superb energy efficiency with excellent insulation and air source heat pumps whilst in addition to the remaining NHBC guarantee the developer also offers a 1 year customer care support service.

Located within walking distance of the city centre, Gloucester Quays and The Docks and just a short drive to the M5 motorway this is a superb opportunity to buy a ready to move into home and makes for an ideal first time home or investment purchase.

Estate Fees

The monthly estate fee has been set at £46 per month however this will only start once the development has been completed.

Services

Electric Air Source Heating, Mains Water (metered), Mains Drainage, Broadband Available

Entrance Hall

Living Room

14' 5" x 9' 10" (4.39m x 2.99m)

Kitchen/Diner

14' 4" x 10' 8" (4.37m x 3.25m)

Cloakroom

5' 11" x 3' 1" (1.80m x 0.94m)

First Floor Landing

Bedroom

10' 11" x 10' 2" (3.32m x 3.10m)

Ensuite

7' 2" x 3' 10" (2.18m x 1.17m)

Bedroom

14' 5" x 9' 10" (4.39m x 2.99m)





Bathroom

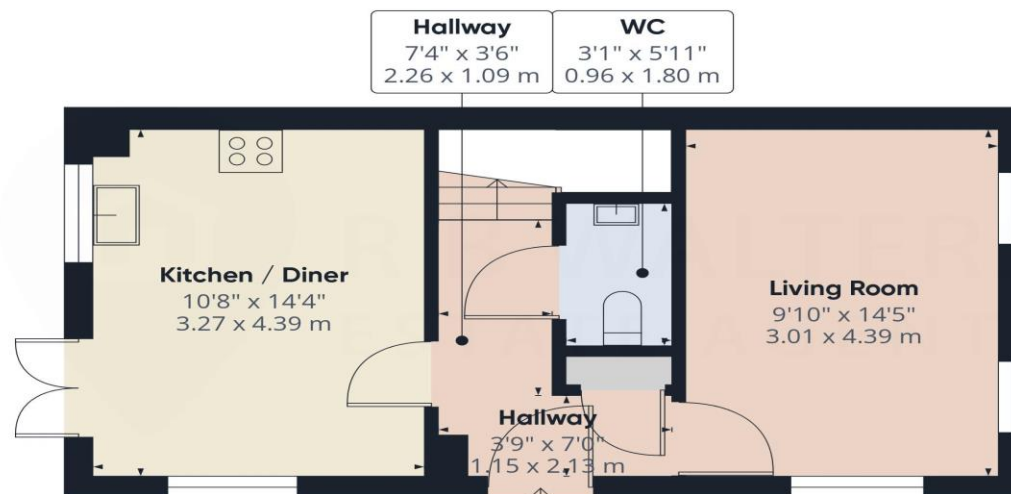
7' 3" x 5' 6" (2.21m x 1.68m)

Outside

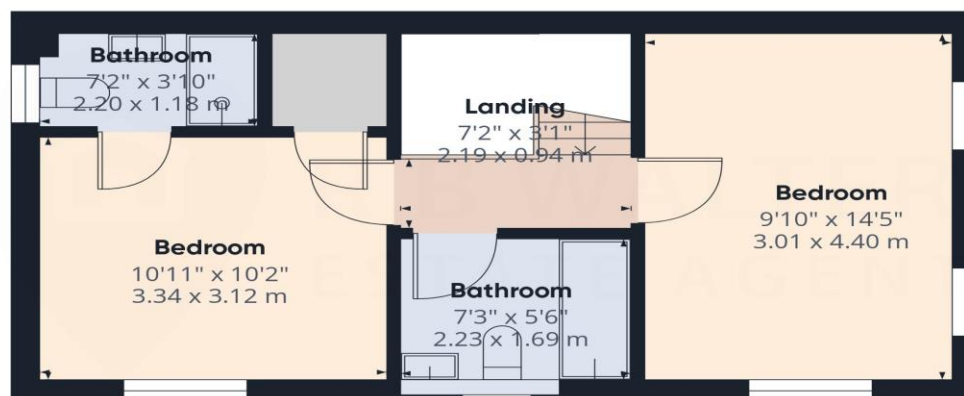
Rear Garden

Two Allocated Parking Spaces





Ground Floor



Floor 1

Approximate total area^m

765 ft²

71.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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