



**Kaskelot Way, Hempsted GL2 5DR**  
**£350,000**



# Kaskelot Way, Hempsted GL2 5DR

• No onward chain • Three bedroom detached family home with en-suite to master • Generous & flexible living accommodation • Private & enclosed low maintenance rear garden • Single garage with driveway to the front • Positioned in a peaceful cul-de-sac location • Close proximity to peaceful canal side walks • EPC rating C70 • Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**£350,000**

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## Entrance Hallway

Spacious hallway provides access to the living room, kitchen and to a built-in storage cupboard located beneath the stairwell.

## Living Room

Generous sized living room benefits from an abundance of natural light streaming through the bay fronted window overlooking the front aspect of the property. Double doors with glass panelling open to the dining room.

## Dining Room

Conveniently sized dining room with window overlooking the rear aspect and access provided to the kitchen.

## Kitchen

Galley style kitchen boasts ample worktop and storage space with an array of integrated appliances to include fridge, freezer, gas hob, electric oven and automatic washing machine. Window overlooks the rear garden whilst door provides access to the garden itself.

## Downstairs W.C

Cloakroom comprising of w.c and wash hand basin.

## Landing

Spacious landing, with window overlooking the front aspect, provides access to a built-in storage cupboard, all three bedrooms, family bathroom and to the loft above.

## Bedroom One

Double bedroom with built-in wardrobe, window overlooking the front aspect and access to the en-suite shower room.

## En-Suite

## Bedroom Two

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

## Bedroom Three

Bedroom currently utilised as a home office with window overlooking the rear aspect.

## Bathroom

Family bathroom comprising of w.c, wash hand basin, bath with shower attachment from tap and window with frosted glass overlooking the rear aspect.

## Outside

Enclosed with fenced and walled borders, the private low maintenance rear garden provides a peaceful space and ideal seating area for alfresco dining during summer months. Gated side access leads to the front of the property whilst additional gate to the rear opens to the driveway in-front of the garage providing off-road parking for two vehicles. The garage itself benefits from power and lighting with additional access to the garage provided via personal use door from the garden.

## Location

With the Church of England primary school, village store and post office alongside bus routes the village of Hempsted should be highly considered by those looking for a desirable family orientated location. Furthermore, Hempsted is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the City centre whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a state of the art cinema complex and a 24 hour gym.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

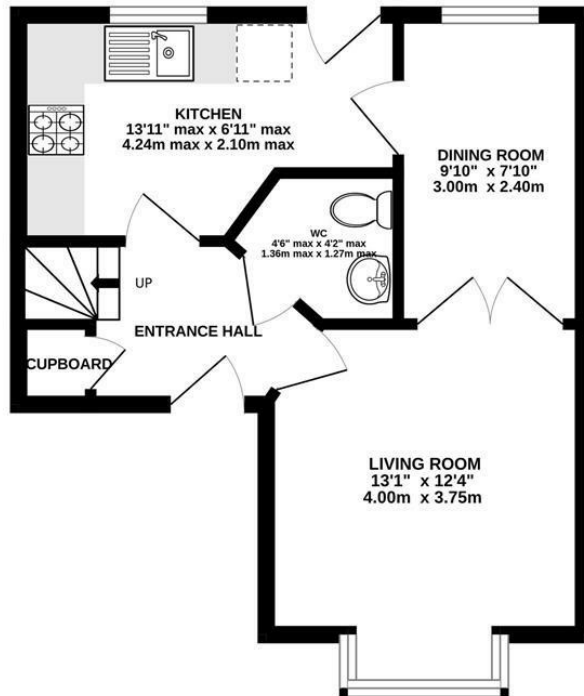
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps download speed.

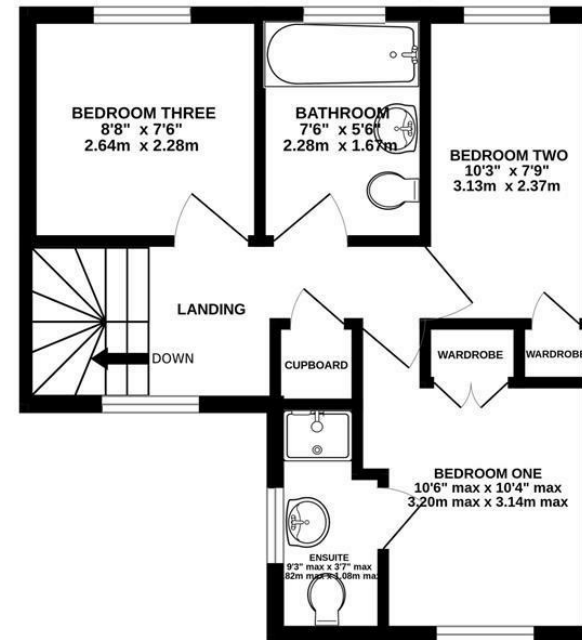
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

