



The Forge, Hempsted GL2 5GH
£259,000



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• Three bedroom terrace property with en-suite to master • Off-road parking and garage • Popular village location of Hempsted • Well presented throughout • Potential rental income of £1,300 pcm • EPC rating C76 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

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

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Entrance Hall

The entrance hall provides an ideal area for coats, shoes and such like.

WC

Comprises wash hand basin and WC. Frosted window to front aspect.

Living Room

Generously sized living room with stairs granting access to the first floor. Storage cupboard and window to the front aspect.

Kitchen Dining Room

Spacious dining area with French doors to outside and understairs storage cupboard. The kitchen provides ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven with four ring gas hob and extractor over. Additional space for fridge freezer, plumbing for washing machine and dishwasher.

Master Bedroom

Double bedroom with built-in wardrobes and access to an en-suite. Window to front aspect.

En-suite

Modern suite comprising WC, wash hand basin and shower enclosure.

Second Bedroom

Double bedroom with built-in wardrobes. Window to rear aspect overlooking the back garden.

Third Bedroom

Window to front aspect. Built-in wardrobe.

Bathroom

White suite comprising WC, wash hand basin and bath. Frosted window to rear aspect.

Garage

Power and lighting with up and over door granting vehicular access. The garage has previously been separated providing an additional storage room to the rear.

Outside

Arriving at the property you are greeted by a driveway providing off-road parking. The back garden is a good size and offers a combination of lawned and decked areas.

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 B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.

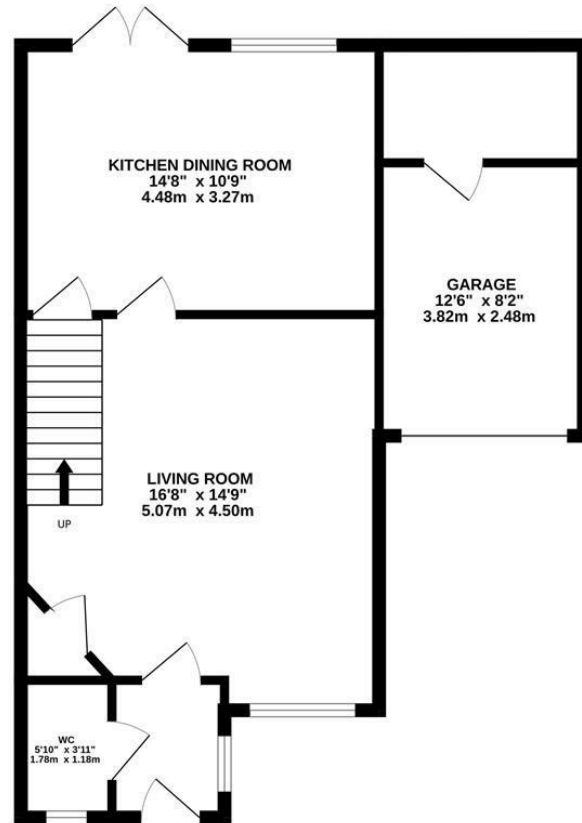
Mobile phone coverage: EE, Three, O2, Vodafone.

Electric car charging point

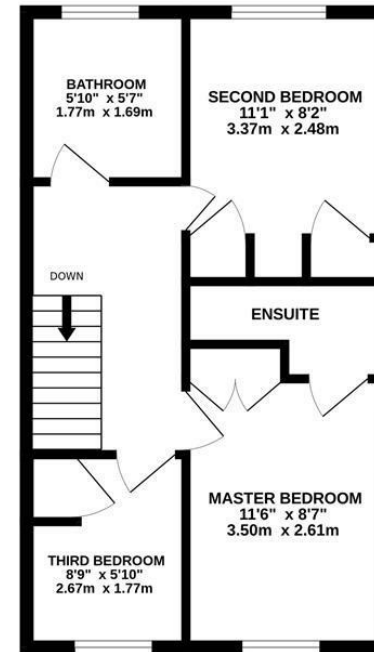
Please note the garage is leasehold. Leasehold length is 980 years with a peppercorn rent.



GROUND FLOOR



1ST FLOOR



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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