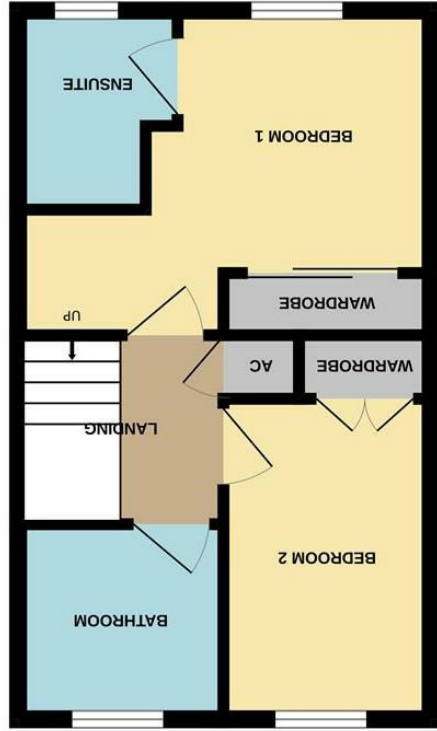
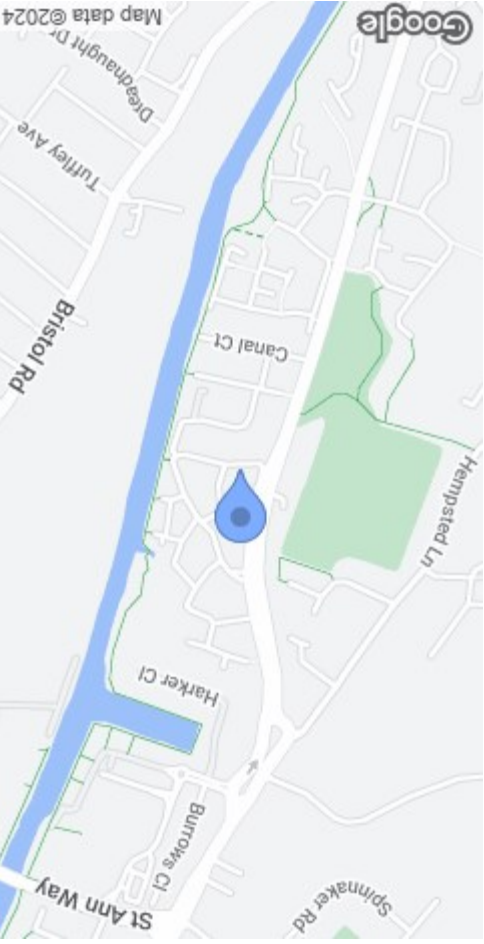




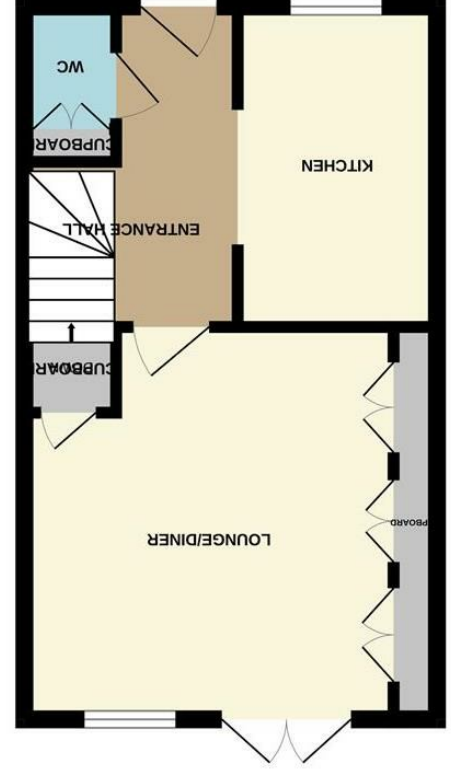
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any error or omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>Very low energy - new housing (2020)</td></tr> <tr><td>B</td><td>Low energy - new housing (2020)</td></tr> <tr><td>C</td><td>Low energy - new housing (2020)</td></tr> <tr><td>D</td><td>Low energy - new housing (2020)</td></tr> <tr><td>E</td><td>Low energy - new housing (2020)</td></tr> <tr><td>F</td><td>Low energy - new housing (2020)</td></tr> <tr><td>G</td><td>Low energy - new housing (2020)</td></tr> </table>	A	Very low energy - new housing (2020)	B	Low energy - new housing (2020)	C	Low energy - new housing (2020)	D	Low energy - new housing (2020)	E	Low energy - new housing (2020)	F	Low energy - new housing (2020)	G	Low energy - new housing (2020)	<table border="1"> <tr><td>A</td><td>Very low energy - new housing (2020)</td></tr> <tr><td>B</td><td>Low energy - new housing (2020)</td></tr> <tr><td>C</td><td>Low energy - new housing (2020)</td></tr> <tr><td>D</td><td>Low energy - new housing (2020)</td></tr> <tr><td>E</td><td>Low energy - new housing (2020)</td></tr> <tr><td>F</td><td>Low energy - new housing (2020)</td></tr> <tr><td>G</td><td>Low energy - new housing (2020)</td></tr> </table>	A	Very low energy - new housing (2020)	B	Low energy - new housing (2020)	C	Low energy - new housing (2020)	D	Low energy - new housing (2020)	E	Low energy - new housing (2020)	F	Low energy - new housing (2020)	G	Low energy - new housing (2020)
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1ST FLOOR



GROUND FLOOR



27 Wharfside Close  
 Hempsted, Gloucester GL2 5FB



STEVE GOOCH  
 ESTATE AGENTS | EST 1985



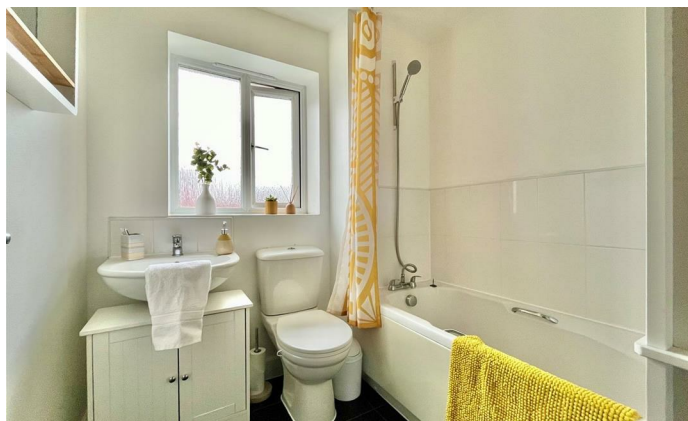
**£235,000**

Chain free beautifully presented two double bedroom semi detached house with an en-suite shower room, a downstairs cloakroom and a landscaped rear garden.

Accommodation comprises hallway, cloakroom, fitted kitchen with built in appliances, lounge/diner with fitted storage cupboards and French doors onto the patio, bedroom one with fitted wardrobes and an en-suite shower room, bedroom two with fitted wardrobes and the bathroom with a white suite.

Outside you have a driveway providing off road parking and a landscaped enclosed rear garden with two paved patios and astroturf.

Hempsted is a suburban village and part of Gloucester. Hempsted benefits from its own post office, a village hall, St Swithun's church and Hempsted Primary School. The Gordon League Rugby Club bought an area of land in 1932 and have been based in Hempsted since then. Gloucester Rowing Club is also based in Hempsted, on the Gloucester and Sharpness Canal. There is a historical landmark called 'Our Lady's Well' (also known as Saint Anne's Well) which is a holy well house. It was designated as a Grade I listed building in January 1955. On the back of the well is a stone sculpture showing Saint Anne standing between her daughter, the virgin Mary and an Angel. It provided water for livestock, was used as a baptistery and formerly was considered to have medicinal properties. In the past it has been a place for pilgrimage, with countless pilgrims being recorded as coming to the site to seek cures. This has now ceased and the well is now dry.



Double glazed front door leads into:

#### **ENTRANCE HALLWAY**

Oak style laminate flooring, single radiator, stairs leading off, telephone point.

#### **CLOAKROOM**

Low level w.c., single radiator, extractor fan, built in storage cupboard with shelving.

#### **KITCHEN**

10'4 x 6'6 (3.15m x 1.98m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for an automatic washing machine and dishwasher, wine rack, space for fridge/freezer, single radiator, upvc double glazed window to front elevation.

#### **LOUNGE/DINER**

13'6 x 13'1 max (4.11m x 3.99m max)

Built in storage cupboards, oak style laminate flooring, upvc double glazed window and matching French doors to rear elevation onto the patio.

From the entrance hall stairs lead to the first floor.

#### **LANDING**

Built in linen cupboard with slatted shelving.

#### **BEDROOM 1**

10'7 x 10'4 max (3.23m x 3.15m max)

Built in wardrobes, single radiator, upvc double glazed window to front elevation, through to:

#### **EN-SUITE SHOWER ROOM**

7' x 4'4 (2.13m x 1.32m)

Shower cubicle and unit, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, extractor fan, shaver point, upvc double glazed window to front elevation.

#### **BEDROOM 2**

12'6 x 6'9 max (3.81m x 2.06m max)

Built in wardrobe, access to loft space, single radiator, upvc double glazed window to rear elevation.

#### **BATHROOM**

6'5 x 6'4 (1.96m x 1.93m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, extractor fan, upvc double glazed window to rear elevation.

#### **OUTSIDE**

To the front there is a garden with a paved pathway leading to the front door.

To the side there is a driveway providing off road parking and a gate leading to the enclosed landscaped rear garden with two paved patios and astroturf.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be advised.

#### **LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

#### **TENURE**

Freehold.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From Secunda Way, Hempsted turn where signposted into Quayside Way and proceed along here turning right into Wharfside Close and follow the road around where the property can be located on the left hand side.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

#### **AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

