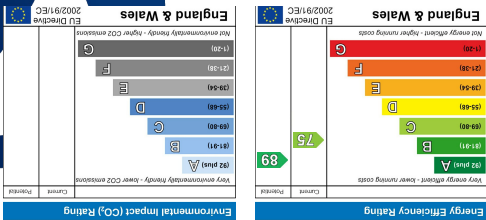
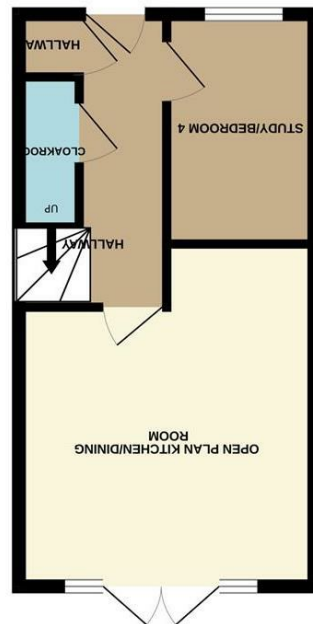
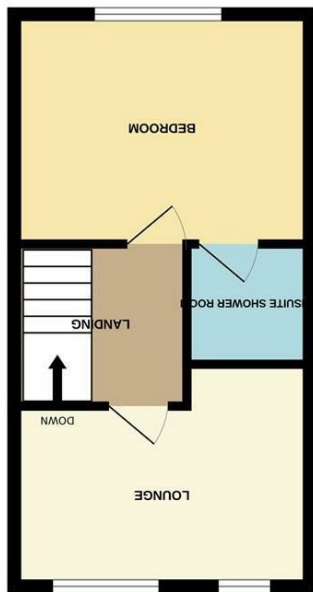
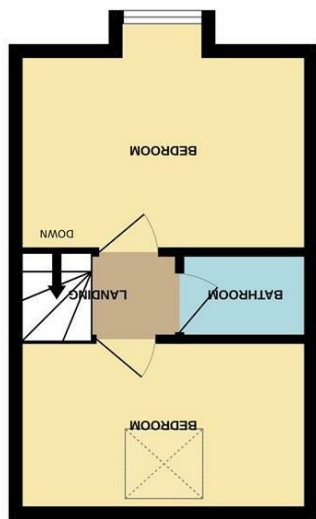
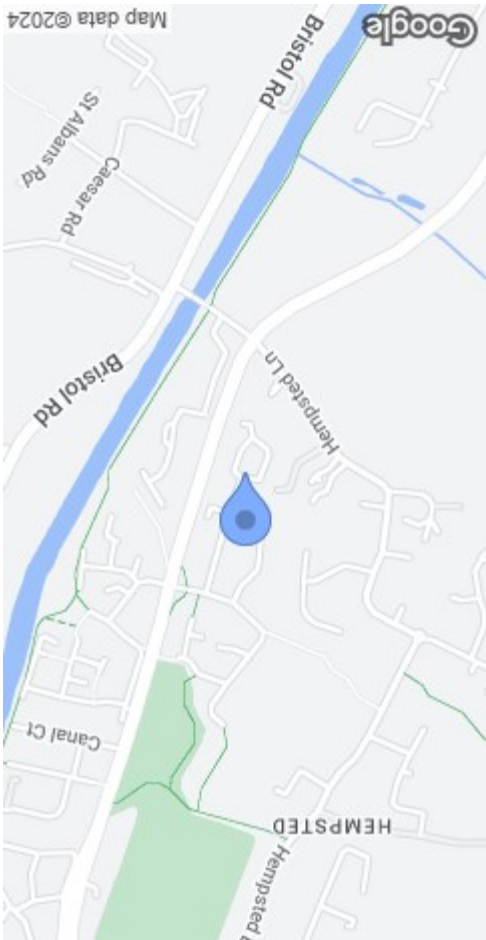




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.



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 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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22 The Forge  
 Hempsted, Gloucester GL2 5GH

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## £240,000

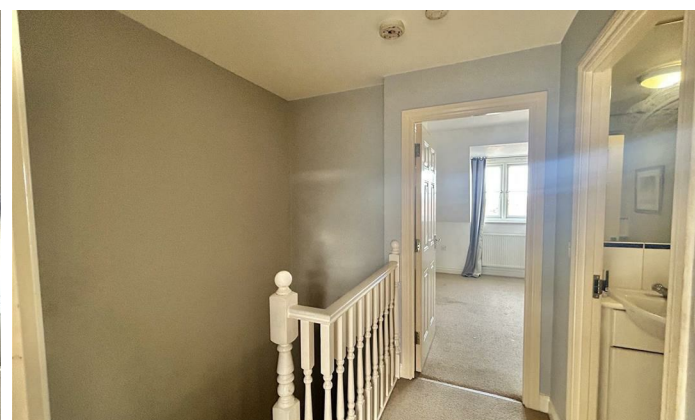
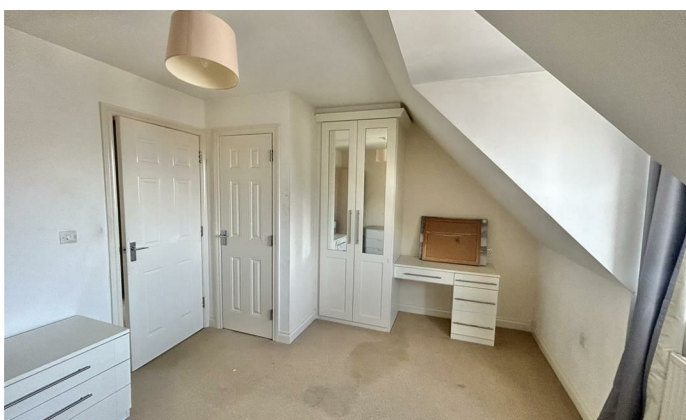
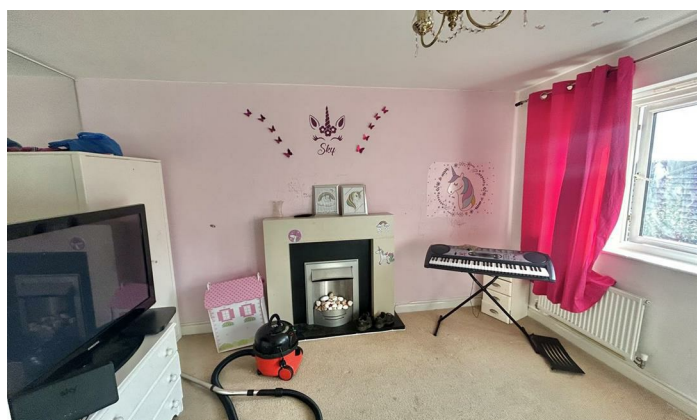
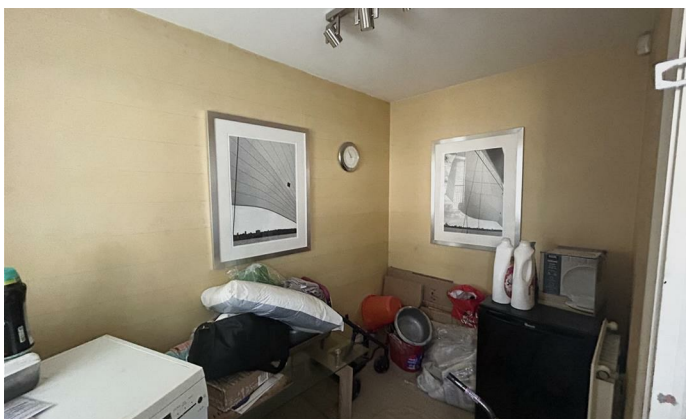
Three storey three/four bedroom terraced property situated in this popular location and all being offered with no onward chain.

The accommodation comprises entrance hall, study/bedroom four, cloakroom, open plan kitchen/dining room, lounge, three bedrooms with bedroom one having an en-suite shower room and family bathroom.

Additional benefits include upvc double glazed throughout, gas central heating, in need of some modernisation, enclosed rear garden, off road parking for one vehicle to the front of the property and another in front of the garage.

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.



Part glazed door leads into:

### ENTRANCE HALL

Storage cupboard housing the boiler, various doors leading off, stairs leading off.

### CLOAKROOM

Low level w.c., vanity wash hand basin, tiled splashbacks, radiator, wall mounted mirror.

### STUDY/BEDROOM 4

9'2" x 5'6" (2.8m x 1.7m)

Radiator, upvc double glazed window to front aspect.

### OPEN PLAN KITCHEN/DINING ROOM

18'8" x 12'9" (5.7m x 3.9m)

White kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurfaces, space and plumbing for automatic washing machine, electric oven, gas hob and extractor above, space for a larder style fridge/freezer, stainless steel sink and drainer unit with a mixer tap, opening through to dining area with a radiator, upvc double glazed French doors with matching side windows give access onto the rear garden.

From the entrance hall stairs lead to the first floor.

### LANDING

Various doors leading off, radiator, stairs leading off.

### LOUNGE

12'9" x 12'9" (3.9m x 3.9m)

Feature fireplace with an electric fire, two radiators, two upvc double glazed windows overlooking the rear aspect.

### BEDROOM 1

12'9" x 8'10" (3.9m x 2.7m)

Radiator, power points, upvc double glazed window to front aspect, door into:

### EN-SUITE SHOWER ROOM

White suite comprising low level w.c., vanity wash hand basin, tiled splashbacks, fully tiled double shower unit, wall mounted mirror, radiator. (It is currently not in use).

From the landing stairs lead to the second floor.

### LANDING

Various doors leading off.

### BEDROOM 2

12'9" x 11'1" (3.9m x 3.4m)

A range of fitted bedroom furniture, radiator, cupboard housing the hot water cylinder, upvc double glazed window to front aspect

### BEDROOM 3

12'9" x 7'10" (3.9m x 2.4m)

Radiator, power points, Velux roof light to rear aspect.

### BATHROOM

White suite comprising vanity wash hand basin, close coupled w.c., panelled bath, tiled splashbacks, wall mounted mirrors, radiator.

### OUTSIDE

To the front there is a pathway giving access to the front door with a hardstanding for waste bins. There is also a parking space in front of the property

There is a garden at the rear in need of clearance with a lawned area, patio and is all enclosed by a combination of timber panelled fencing.

There is also an en-bloc garage to the right hand side of the property (the middle garage) with an up and over door and a parking space in front.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: C  
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 Cole Avenue proceed to the traffic lights turning right where signposted towards Hempsted. Proceed along here turning left at the second set of traffic lights signposted into The Gallops then take the first turning on the left and proceed to the end where you will find The Forge and no 22 is in front of you with a For Sale board.

### PROPERTY SURVEYS

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