



4 Hilton Close, Hempsted, Gloucester, GL2 5LQ

£325,000

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Farr & Farr Sales Lettings 

**4 Hilton Close, Hempsted,
Gloucester, GL2 5LQ**

£325,000

A 1960'S CHALET STYLE DETACHED HOUSE
IN THE HEART OF THE VILLAGE THAT HAS
BEEN LOVED BUT UNTOUCHED IN THE LAST
50 YEARS

Hilton Close is a cul-de-sac of just eight properties set in the heart of the village of Hempsted just over 1 mile to the South West of Gloucester Docklands and the city centre. Local shopping is close by, an excellent school is within the village and the canal path with access to both Gloucester and the countryside is within a very short walk. Number 4, built in the mid 1960's has been in the same family for close to 55 years and has been loved but untouched. The two upstairs bedrooms are both doubles and the third bedroom could be used as a dining room. It is heated by electric underfloor heating, has double glazing and to the exterior there is ample parking to the front, a good size garage and delightful mature landscaped private gardens that back south to the rear.

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LARGE COVERED PORCH

Part glazed door to:-

ENTRANCE HALL

Staircase to landing with understairs cupboard.

CLOAKROOM

Low-level WC. Wash hand basin. Dimplex electric heater.

LOUNGE/DINER 18' 9" x 12' 0" (5.71m x 3.65m)

Chimney breast. Wall thermostat. Large window to the front. T.V point.

DINING ROOM/BEDROOM 3 11' 10" x 9' 3" (3.60m x 2.82m)

Wall thermostat. Double glazed sliding patio doors to South backing terrace.

KITCHEN 10' 10" x 9' 2" (3.30m x 2.79m)

Double drainer stainless steel sink unit with cupboards below. Cooker control panel. Plumbing for washing machine. High-level cupboard. Vinyl floor. Breakfast bar. Double pantry and half glazed door to garden.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 12' 1" x 12' 2" (3.68m x 3.71m)

Dimplex night storage heater. Access to eaves storage.

BERDROOM 2

Dimplex electric storage heater. Two double wardrobe cupboards with cupboards above airing cupboard with factory lagged cylinder, immersion and shelving. Access to Eaves storage.

BATHROOM

Panelled bath with separate shower. Wash hand basin. Low level WC. Tiled walls.

EXTERIOR

Front gardens with ample parking for 2/3 cars. Lawns with hedge and flower bed surrounds. Roses

Rear gardens, South backing and of a very good size with stone and paved terrace. Good area of lawns with step path and second terrace. An abundance of mixed bushes with trees. All enclosed by close boarded fencing. Timber garden shed. Outside tap and security lighting.

GARAGE 17' 0" x 8' 10" (5.18m x 2.69m)

Up and over door. Power and light. Shelving. Window to the rear and personal door to rear garden.

AGENTS NOTE

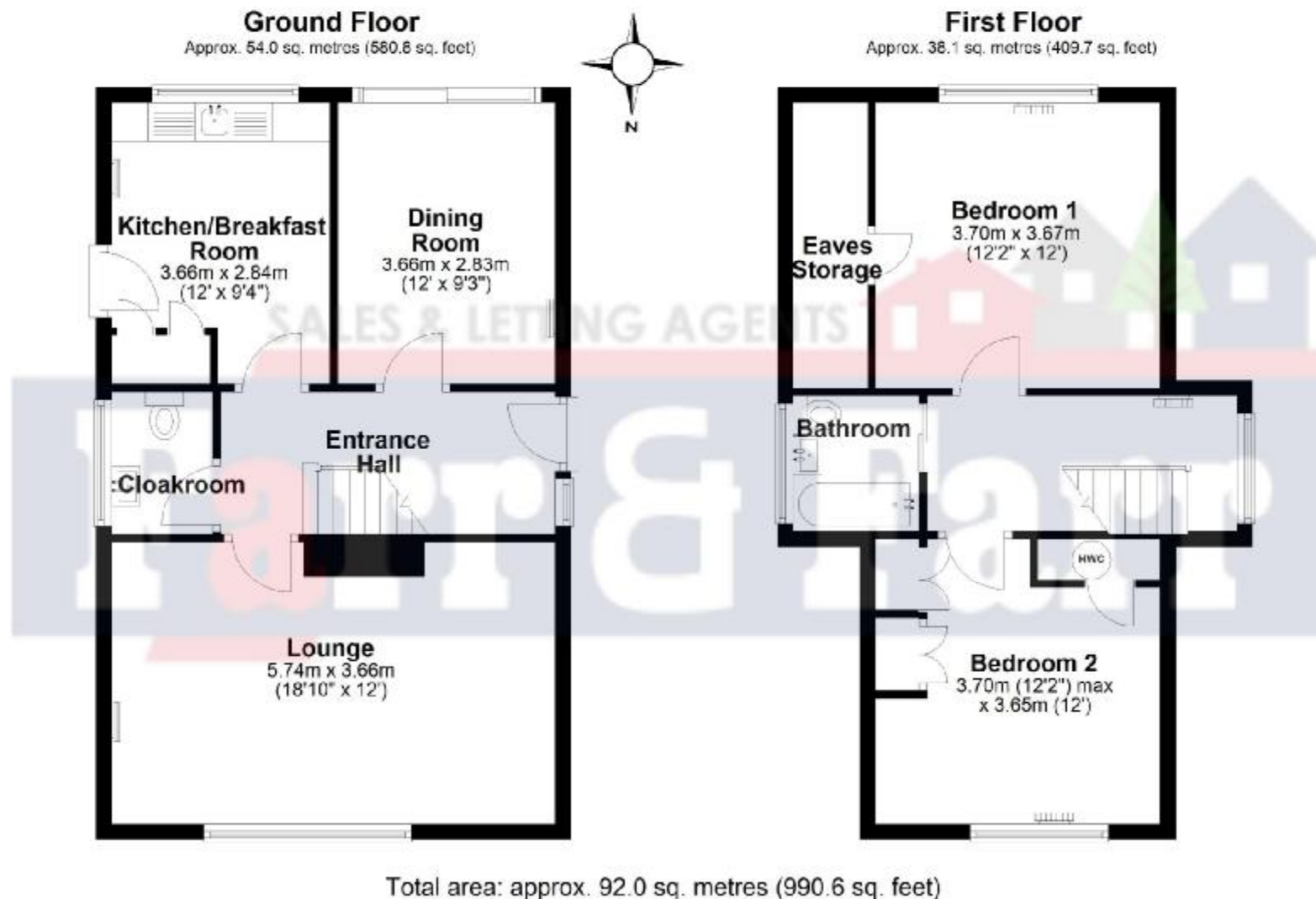
COUNCIL TAX: D

EPC: E-53

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		







These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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