



16 Hemmingsdale Road, Hempsted, Gloucester, GL2 5HN

£200,000

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**Farr & Farr** Sales Lettings 

**16 Hemmingsdale Road, Hempsted,  
Gloucester, GL2 5HN**

**£200,000**

**A VERY WELL MAINTAINED AND RECENTLY  
IMPROVED MODERN TOWNHOUSE WITHIN  
AN EASY WALK OF THE DOCKS**

Hemingsdale Road is a small cul-de-sac situated off Llanthony Road just a five minute walk from the canal and exciting Docklands. Access to the ring road with its fast routes to Cheltenham and the M5 are close by. Excellent shopping is on the doorstep and Gloucester city centre with the Cathedral and Gloucester rugby is within an easy reach.

Number 16 has recently been very well upgraded and offers good size 2 bedroom accommodation. It is heated by electric, has double glazing throughout and to the exterior parking to the front and landscaped rear gardens.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

#### **ENTRANCE PORCH**

Upvc double glazed door to:-

#### **KITCHEN 10' 6" x 7' 8" (3.20m x 2.34m)**

Inset single stainless steel sink units into worktops with cupboards and drawers below. Wall and base units. Half tiled walls. Tiled floor. Gas point. Cooker control panel. Space for fridge/freezer. Inset ceiling spotlights. Half glazed door to:-

#### **SITTING ROOM 17' 8" x 10' 6" (5.38m x 3.20m)**

High-quality flooring. Electric radiator. Inset ceiling spotlights. UPVC double French doors to terrace and garden.

#### **FIRST FLOOR**

##### **LANDING**

Access to loft.

##### **BEDROOM 1 10' 6" x 9' 0" (3.20m x 2.74m)**

Electric panelled radiator. Wall mounted TV point.

##### **BEDROOM 2 10' 6" x 7' 8" (3.20m x 2.34m)**

Electric panelled radiator. Airing cupboard with gas fired water heater and shelving.

##### **BATHROOM**

Recently installed to a very high standard with panelled bath with double headed shower and glazed screen. Vanity unit with wash hand basin and cupboard below. Low level WC. Part tiled walls. Extractor fan.

##### **EXTERIOR**

Front gardens with parking and path to the front door. Rear gardens of a good size with full width recently laid stone paved terrace with gravel path and lawns. Enclosed by close boarded fencing and large timber garden shed.

#### **AGENTS NOTE**

EPC : E-51

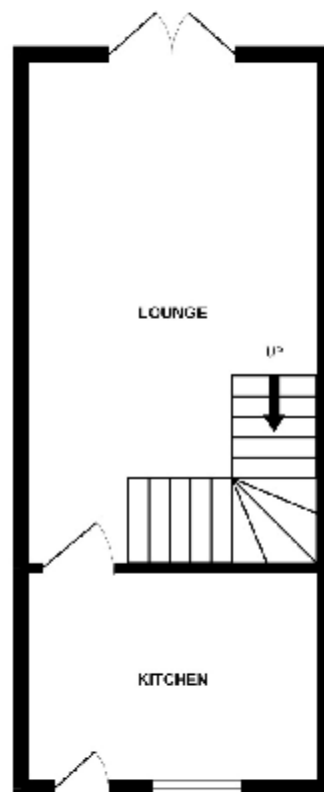
COUNCIL TAX: B



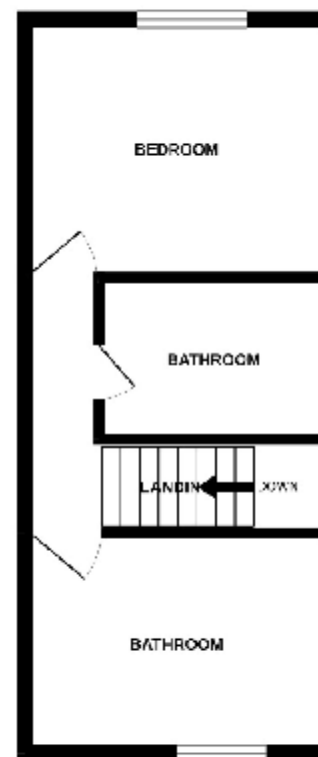
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



GROUND FLOOR  
277 sq ft (25.7 sq m) approx



FIRST FLOOR  
277 sq ft (25.7 sq m) approx



TOTAL FLOOR AREA: 554 sq ft (51.4 sq m) approx.  
 All measurements are approximate and do 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.

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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