



19 Strawberry Fields, Hempsted, Gloucester, Gloucestershire, GL2 5XB

£325,000

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**Farr & Farr** Sales Lettings 

## 19 Strawberry Fields, Hempsted, Gloucester, GL2 5XB

# £325,000

A DELIGHTFUL TWO BEDROOM PROPERTY IN  
IMMACULATE CONDITION IN THE HEART OF  
HEMSTED VILLAGE.

Strawberry Fields is located in the heart of the  
village of Hempsted, less than 2 miles from  
the historic city of Gloucester in a cul-de-sac  
of 33 properties.

Number 19 has been beautifully maintained in  
it's current ownership and offers lovely views  
of the countryside from the kitchen and  
master bedroom. The property comprises of a  
open-plan kitchen/dining area, a separate  
living room, together with an en-suite to the  
main bedroom, a second bedroom and a  
family bathroom. To the rear there are  
enclosed gardens with greenhouse &  
summerhouse and to the front of the property,  
off road parking for two cars. The property  
also benefits from gas central heating and  
internal shutters to every window & French  
doors.

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### Entrance Hall

Approached via double glazed front door. Storage  
cupboard with full fibre broadband. Understairs  
cupboard. Radiator. Stairs to landing.

### Kitchen/Dining 14' 1" x 9' 1" (4.29m x 2.77m)

Comprehensively fitted kitchen with wall and base units.  
Marble effect worktops. Integrated Oven. Four ring gas  
hob with extractor fan. Plumbing for washing machine.  
Space for dishwasher. Integrated fridge/freezer. Double  
glazed windows to front & side aspect. Double radiator.

### Living Room 16' 2" x 11' 5" (4.92m x 3.48m)

TV point. Radiator. Double glazed windows & French  
doors to garden.

### Cloakroom

Concealed cistern toilet. Sink with splash back &  
cupboard below. Stainless steel heated towel rail.

### First Floor Landing

Storage cupboard. Radiator. Access to loft.

### Bedroom 1 13' 5" x 9' 4" (4.09m x 2.84m)

Radiator. Double glazed windows overlooking beautiful  
views.

### En-suite

Fully tiled double shower cubicle with sliding doors. Low  
level W.C. Pedestal wash hand basin. Stainless steel  
towel rail. Cupboard with radiator. Double glazed  
window.

### Bedroom 2 12' 4" x 9' 4" (3.76m x 2.84m)

Radiator. Double glazed windows overlooking the  
gardens.

### Bathroom

Suite comprising of panelled bath with handheld  
shower. Floating sink. Concealed cistern toilet. Wall  
mounted hand basin. Stainless steel heated towel rail.  
Part tiled walls. Shaving Point. Inset ceiling spotlights.

### Garden

Beautifully maintained with area of patio. Gravel path  
leading up to greenhouse. Summerhouse with power.  
Outside tap and power. Gated side access. Parking for 2  
vehicles with Electric E Charger.

### Agents Note

Council Tax: B  
EPC: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

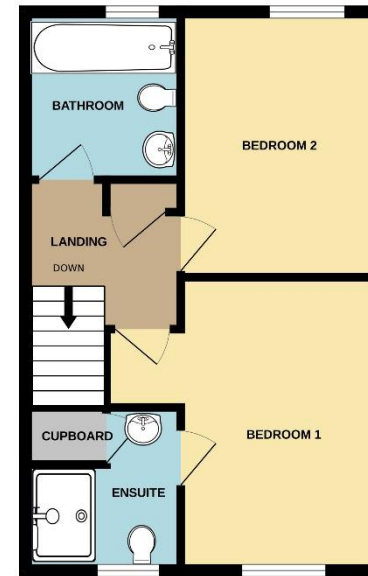




GROUND FLOOR



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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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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