



## 80A Hempsted Lane

, Gloucester, GL2 5JS

**Offers over £365,000**



Murdock and Wasley are proud to present this 3 bedroom, semi detached family home located in the popular residential area of Hempsted.

This property provides extended living space, comprising of, Lounge, Kitchen Diner, Sunroom, three bedrooms and family bathroom. Ideal for families or first time buyers.

This property also boasts off road parking for several vehicles, car port and workshop, with the rear of the home featuring a beautifully landscaped, enclosed garden.

Another benefit of this property is its locality to amenities, bus routes and the nearby Gloucester Quays.



## Entrance Hall

Accessed via a UPVC composite door, powerpoints, radiator, doors leading into lounge and kitchen diner, stairs leading to first floor with storage underneath.

## Lounge

Powerpoints, radiator, double doors leading into kitchen diner, double glazed UPVC bay window.

## Kitchen Diner

A range of base and wall mounted units, tiled splashback, single sink unit with drainer and mixer tap above, built in appliances including dishwasher, washing machine and double oven, space for a fridge freezer, induction hob with extractor unit above. Door leading to car port, UPVC Double Glazed window, double doors leading into sunroom.

## Sunroom

Brick construction with UPVC double glazing, radiator, power points, doors leading to rear garden.

## Bedroom 1

Radiator, powerpoints, UPVC Double Glazed bay window.

## Bedroom 2

Radiator, powerpoints, built in storage cupboard, UPVC Double Glazed window.

## Bedroom 3

Radiator, powerpoints, UPVC Double Glazed window.

## Shower Room

Corner shower unit with shower overhead, hand wash basin with a mixer tap above and storage below, low level w.c., heated towel rail, frosted upvc double glazed window.

## Outside

To the front of the property you will find off road parking for several vehicles. there is also access to the carport and workshop.

To the rear of the property you will find a beautiful, landscaped enclosed garden, with patio area, perfect for outdoor seating or entertaining, there is further seating area also on the decking to the rear of the workshop. The garden is mainly artificial turf with borders around, to the rear of the property is raised beds with mature shrubs and flowers.

## Tenure

Freehold.

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council.  
Council Tax Band: C

## Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

