



8 High View

Hempsted, Gloucester, GL2 5LN

£350,000



We are delighted to welcome new to the open market, for the first time since 1969, this much-loved three-bedroom family home, offered chain free.

Situated in a quiet and secluded position within the highly sought-after Hempsted Village, this property presents a fantastic opportunity for buyers looking to create their ideal home. While requiring some general updating throughout, the house boasts generous proportions and excellent potential.

Externally, the property benefits from a private rear garden, a garage to the side, and ample off-road parking to the front.



Entrance Hallway

Approached via a UPVC double glazed front door, with radiator and power points, and stairs rising to the first floor. Doors lead to the living room and kitchen.

Kitchen

Upvc double glazed window to the rear, fitted with a range of eye and base level units with roll-edge worktops. Inset sink and drainer, electric oven with separate gas hob and extractor hood, and space for further appliances. Additional features include a radiator, tiled flooring, under-stairs storage cupboard, and power points.

Living Room

Upvc double glazed window to the front, television and telephone points, radiator, and power points. Feature gas fireplace with brick surround.

Dining Room

Upvc double glazed sliding doors leading through to the conservatory. Radiator and power points.

Conservatory

Upvc double glazed door to the side, Upvc double glazed windows throughout, PVC roof, tiled flooring, and power points.

Rear Hallway

Upvc double glazed doors to both front & rear, tiled flooring, door to:

Cloakroom

Upvc frosted double glazed window to the rear, fitted with a low-level WC and pedestal wash hand basin, complemented by tiled flooring.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, storage cupboard which holds the boiler, doors leading to all rooms.

Bedroom One

Upvc double glazed window to the front, radiator, power points, and built-in wardrobes providing ample storage.

Bedroom Two

Upvc double glazed windows to rear, radiator, power points.

Bedroom Three

Upvc double glazed windows to front, radiator, power points.

Shower Room

Upvc frosted double glazed window to the rear, fitted with a shower cubicle, low-level WC, and vanity wash hand basin. Further benefits include partly tiled walls and a radiator.

Rear Garden

An enclosed area, partly paved and mainly laid to lawn, featuring a selection of well-stocked flower and shrub borders.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band D

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These 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) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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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

