

80A Hempsted Lane
Hempsted, Gloucester GL2 5JS

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£375,000

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LOVELY EXTENDED and GREATLY IMPROVED THREE BEDROOM SEMI DETACHED BAY FRONTED FAMILY HOME with a BEAUTIFULLY FITTED KITCHEN/DINER, a UPVC DOUBLE GLAZED CONSERVATORY and a WORKSHOP situated in a very popular location close to Gloucester Docks/Quays.

Accommodation comprises hallway, 17FT LOUNGE with a BAY WINDOW, 16FT FITTED KITCHEN/DINER with BUILT IN APPLIANCES, UPVC DOUBLE GLAZED CONSERVATORY, bedroom one with a bay window, bedroom two, bedroom three and the modern shower room.

Outside of the property you have a tarmacadam driveway providing OFF ROAD PARKING for at least FOUR VEHICLES which leads to the 33FT SIDE SEATING AREA and then to the WORKSHOP.

Around to the rear there is a LOVELY LANDSCAPED ENCLOSED GARDEN with patios, Astroturf and flower borders.

Hempsted is a suburban village and part of Gloucester. Hempsted benefits from its own post office, a village hall, St Swithun's church and Hempsted Primary School.
The Gordon League Rugby Club bought an area of land in 1932 and have been based in Hempsted since then.
Gloucester Rowing Club is also based in Hempsted, on the Gloucester and Sharpness Canal.
There is a historical landmark called 'Our Lady's Well' (also known as Saint Anne's Well) which is a holy well house. It was designated as a Grade I listed building in January 1955. On the back of the well is a stone sculpture showing Saint Anne standing between her daughter, the virgin Mary and an Angel. It provided water for livestock, was used as a baptistery and formerly was considered to have medicinal properties. In the past it has been a place for pilgrimage, with countless pilgrims being recorded as coming to the site to seek cures. This has now ceased and the well is now dry.



Double glazed front door leads into:

ENTRANCE HALLWAY
Laminate flooring, stairs leading off with a recess for shelving and storage cupboard beneath, single radiator.

LOUNGE
17'7 x 9'8 max (5.36m x 2.95m max)
Double radiator, tv point, upvc double glazed bay window to front elevation, double oak glazed doors lead into:

KITCHEN/DINER
16' x 13'7 max (4.88m x 4.14m max)
A range of modern base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel single drainer sink unit with a mixer tap, built in dishwasher, washing machine, induction hob, extractor hood and electric double oven, space for a fridge/freezer, downlighters, two single radiators, tv point, space for table and chairs, double glazed door to side elevation, window and patio doors to rear elevation leading into the:

CONSERVATORY
11'7 x 7'8 (3.53m x 2.34m)
Upvc double glazed and brick construction with a glazed roof, laminate flooring, double radiator, wall lights, underfloor heating, French doors onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space via a pull down ladder (suitable for conversion subject to the necessary regulations), upvc double glazed window to side elevation.













BEDROOM 1
14'9 x 9'8 max (4.50m x 2.95m max)
Single radiator, upvc double glazed bay window to front elevation overlooking the surrounding area and hillsides beyond.

BEDROOM 2
13'2 x 10'9 max (4.01m x 3.28m max)
Built in storage cupboard with slatted shelving, single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3
10'1 x 7'6 (3.07m x 2.29m)
Single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

SHOWER ROOM
6'2 x 5'6 (1.88m x 1.68m)
Corner shower enclosure and unit, wash hand basin with a mixer tap and drawers below, low level w.c., laminate flooring, heated towel rail, extractor fan, upvc double glazed window to front elevation.

OUTSIDE
To the front there is a tarmacadam driveway providing off road parking for at least four vehicles. To the side there is a:

COVERED SEATING AREA
33'7 x 7'4 (10.24m x 2.24m)
Upvc double glazed with a polycarbonate roof, wall mounted heaters, gate leading into the garden and access into the:

WORKSHOP
15'9 x 9'9 (4.80m x 2.97m)
Power, lighting, upvc double glazed windows to side and rear elevations, up and over door to front elevation.

To the rear there is a landscaped enclosed garden with a concrete and paved patio, wooden deck, steps then lead up to the rest of the garden which is laid to Astroturf with raised flower borders, plants, bushes all surrounded by panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.









DIRECTIONS

From Secunda Way, Hempsted turn right where signposted into Hempsted Lane and proceed along here into the village where the property can be located.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







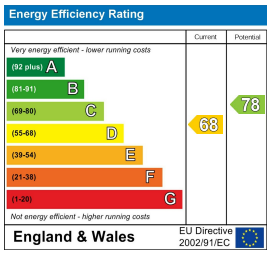
GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.

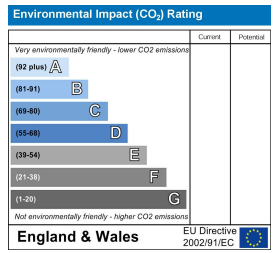
1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.

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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