



MICHAEL TUCK
ESTATE & LETTING AGENTS



Severn Rise Rea Lane, Hempsted

Gloucester

Offers Over **£450,000**

Severn Rise Rea Lane

Hempsted, Gloucester

UNIQUE Four-Bedroom DETACHED Family Home
Located Within The HEART OF THE SOUGHT AFTER
ORIGINAL Hempsted Village With NO ONWARD CHAIN.

The property comprises a welcoming entrance hall,
a generous kitchen/dining room ideal for family
living and entertaining, a spacious living room,
a ground floor bathroom, a bright and airy sunroom,
and a convenient ground floor master bedroom.

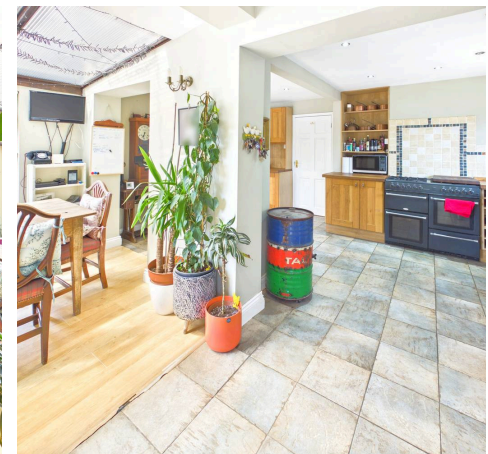
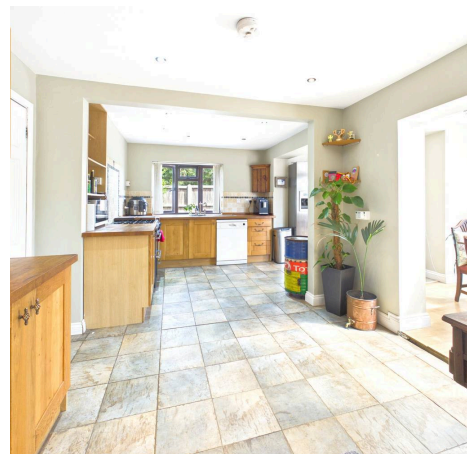
Further benefits include UPVC double glazing, gas
central heating, and a highly sought-after village
location with excellent access to local amenities
such as shops, transport links and within a two
minute walk from Hempsted Village School.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Upvc Double Glazed
- Located Within Hempsted Villlage
- No Onward Chain
- Gas Central Heating
- Within Close Proximity To Gloucester Quays & Docks
- Three/Four Bedrooms
- Generously Sized Plot
- Upstairs & Downstairs Bathroom
- Ideal Family Home
- Energy Rating D



Entrance Hall

Kitchen

18' 9" x 16' 5" (5.71m x 5.01m)

Dining Area

8' 9" x 7' 9" (2.67m x 2.36m)

Inner Hallway

10' 6" x 7' 10" (3.19m x 2.40m)

Living Room

16' 4" x 11' 3" (4.99m x 3.42m)

Bathroom

8' 10" x 5' 5" (2.68m x 1.64m)

Bedroom One

15' 5" x 13' 7" (4.70m x 4.13m)

Sun Room

16' 5" x 7' 3" (5.00m x 2.20m)

Bedroom Two

17' 1" x 9' 10" (5.20m x 2.99m)

Bedroom Three

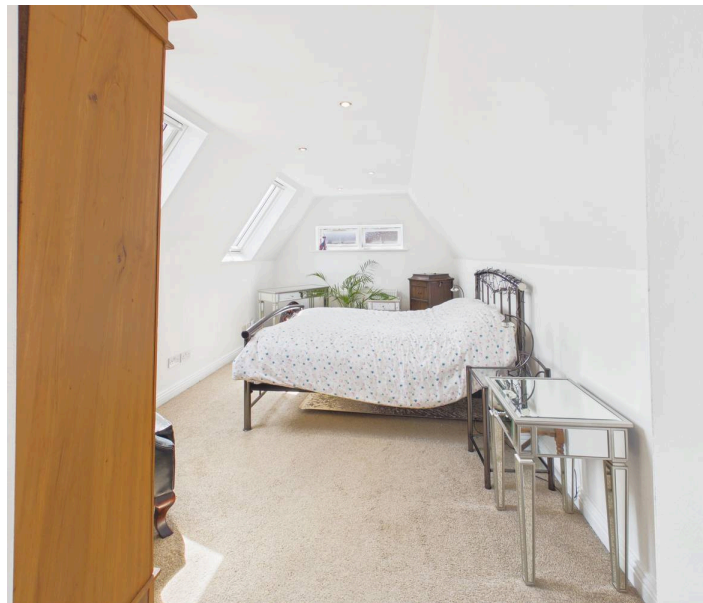
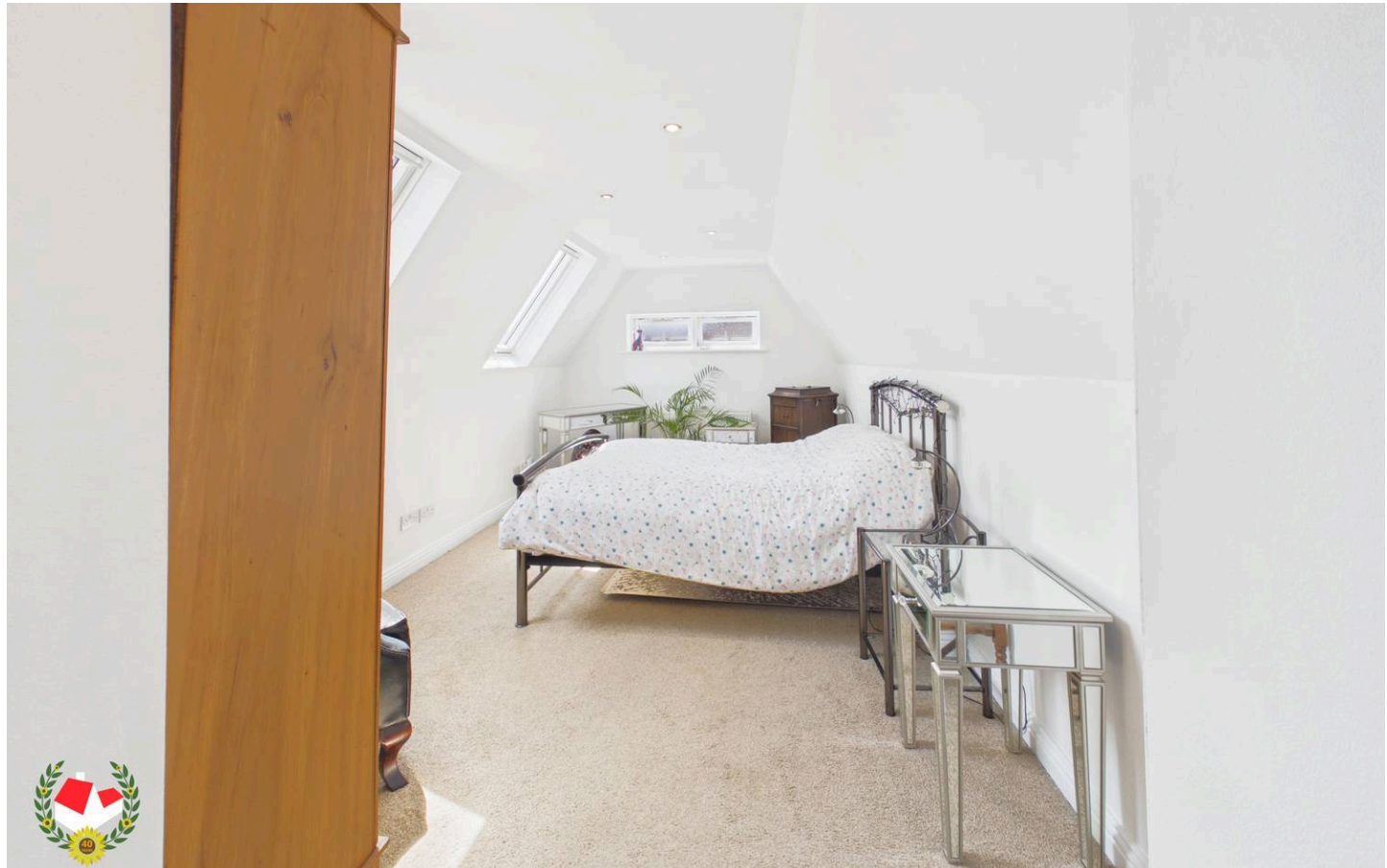
14' 5" x 12' 2" (4.39m x 3.70m)

Bedroom Four

8' 1" x 6' 11" (2.47m x 2.12m)

Bathroom

9' 6" x 7' 6" (2.89m x 2.28m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1550 ft²

144.1 m²

Reduced headroom

76 ft²

7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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