



**32 Court Gardens, Gloucester, GL2 5JX**

**Asking Price £300,000**

Court Gardens is set in the highly sought-after village of Hempsted, just minutes from Gloucester city centre. Situated in a quiet residential cul-de-sac, this property offers the perfect balance of peaceful village living with excellent access to local amenities, schools, and commuter routes.

In need of modernisation throughout, this would make a fantastic family home once completed.

This attractive home boasts a generous and welcoming entrance hall leading to a spacious living room with gas fire. There is a separate dining room with patio doors opening on to the garden and finally a good sized kitchen with pantry cupboard.

The side door leads to the internal hallway linking the front of the property, to the garden with additional storage space and WC.

Upstairs there are two double bedrooms, both with built in storage, a single bedroom and finally family bathroom.

Outside, the property benefits from an enclosed rear garden – also in need of some tidying up but would make a lovely family space.

Located in the desirable Hempsted area, residents enjoy nearby countryside walks, local shops, reputable schools, and excellent transport links including easy access to the M5. The vibrant amenities of Gloucester, including Gloucester Quays and the historic docks, are just a short drive away.

- Chain Free
- In need of modernisation
  - Three Bedrooms
- Quiet Cul De Sac Location
- Garage & Driveway Parking
  - Enclosed Garden

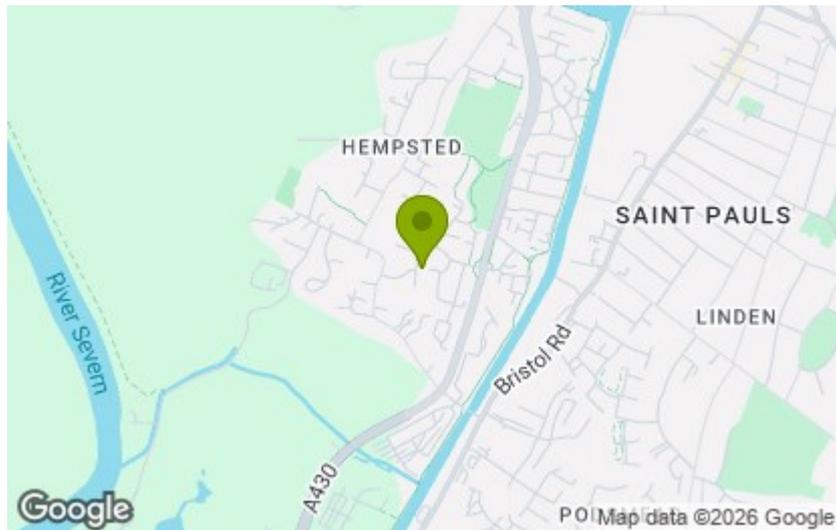
Approx Gross Internal Area  
112 sq m / 1204 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	62
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.