



## 80A Hempsted Lane

, Gloucester, GL2 5JS

**Offers over £355,000**



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	78
		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	

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

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