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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

While 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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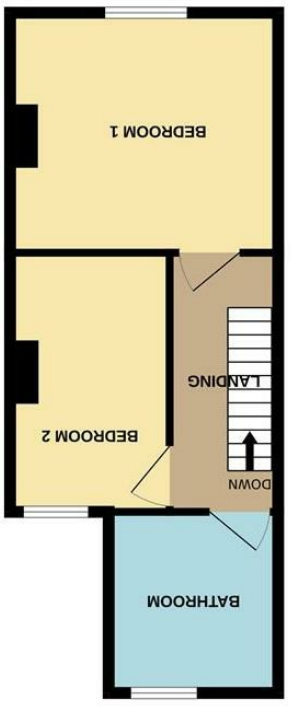
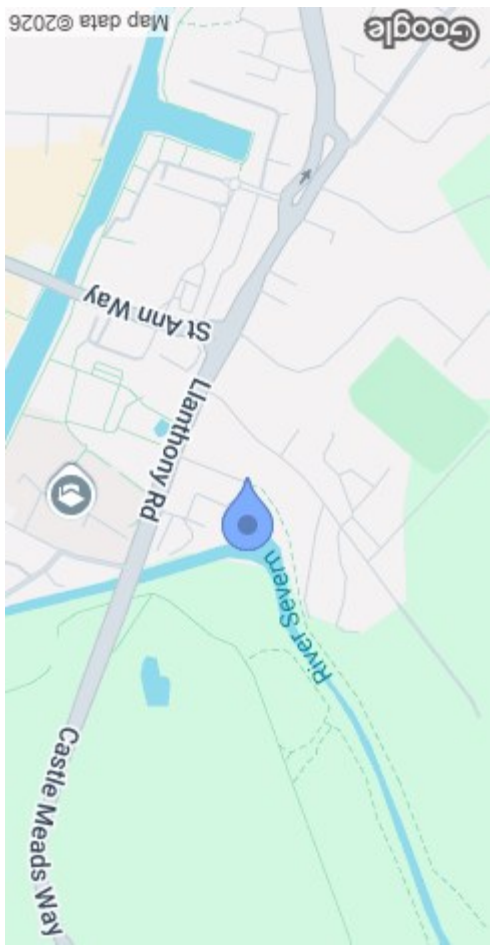
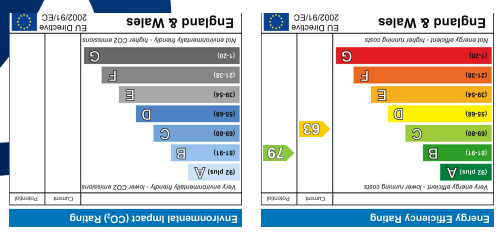






5 Hemmingsdale Road
Hempsted, Gloucester GL2 5HN

STEVE GOOCH
ESTATE AGENTS | EST 1985

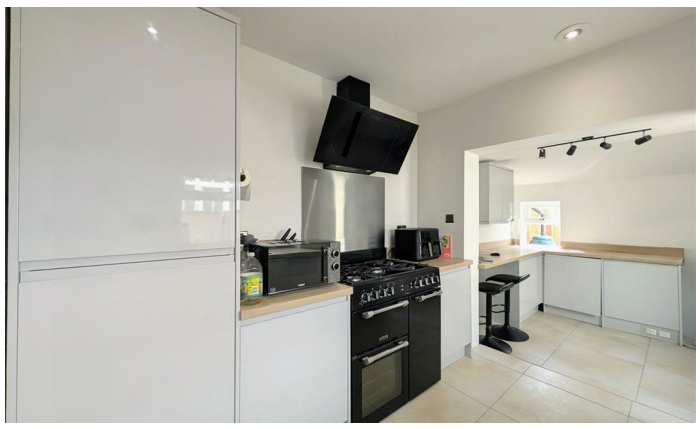
£220,000

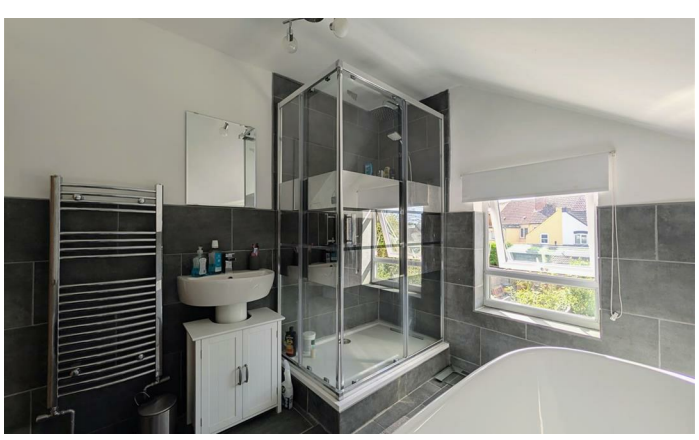
Lovely two double bedroom (formerly three) Victorian terraced house with a re-fitted kitchen and bathroom, gas fired central heating, upvc double glazing and a pleasant enclosed rear garden situated within a cul-de-sac.

Accommodation comprises hallway, dining room with a fireplace, lounge, fitted kitchen with built in appliances, bedroom one, bedroom two and the bathroom with a separate shower enclosure.

Outside of the property you have a small concrete front garden and a very pleasant enclosed rear garden with a patio, lawn and summerhouse/shed.

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.





Upvc double glazed front door leads into:

ENTRANCE HALLWAY
Laminate flooring, double radiator, coved ceiling, stairs leading off, opening into:

DINING ROOM
13'2 x 12'9 max (4.01m x 3.89m max)
Fireplace with an attractive wooden, cast iron and tiled surround with a slate hearth, laminate flooring, understairs storage cupboard, double radiator, coved ceiling, upvc double glazed window to rear elevation, double doors into:

LOUNGE
12' x 9'7 max (3.66m x 2.92m max)
Former open fireplace with a wooden surround and a slate hearth, single radiator, upvc double glazed window to front elevation.

KITCHEN
17'9 x 8'6 max (5.41m x 2.59m max)
Base and wall mounted units, laminated worktops and splashbacks, single drainer sink unit with a mixer tap, extractor hood, built in dishwasher, built in fridge/freezer, built in washing machine and tumble dryer, breakfast bar, tiled floor, downlighters, wall mounted gas fired combination boiler, upvc double glazed windows to side and rear elevations, matching door to side elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, built in storage cupboard.

BEDROOM 1
13'3 x 11'9 max (4.04m x 3.58m max)
Former open fireplace with a cast iron surround, coved ceiling, double radiator, upvc double glazed window to front elevation.

BEDROOM 2
12'9 x 7'8 max (3.89m x 2.34m max)
Former open fireplace with a wooden surround, double radiator, coved ceiling, upvc double glazed window to rear elevation.

BATHROOM
8'9 x 8'4 max (2.67m x 2.54m max)
Modern suite comprising a freestanding bath with a mixer tap and showerhead attachment, separate shower enclosure and unit low level w.c., pedestal wash hand basin with a mixer tap, chrome heated towel rail, partially tied walls, tiled floor, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a small concreted garden area with a brick walling surround.

To the rear there is a pleasant enclosed garden with a paved patio which leads onto a lawn and a wooden deck where there is a summerhouse/storage shed.

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: A
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 the Hempsted bypass continue onto Hempsted Lane heading northbound taking the fifth turning left onto Hemmingsdale Road where the property can be found.

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