



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Mayfair Close, Hempsted, Gloucester,
Gloucestershire, GL2 5JP.*

Offers in the Region Of

Offered for sale with no onward chain this property has a large garden, good size garage/workshop, off road parking for several vehicles and is located at the end of small close.

Enjoying a very convenient position with Gloucester Docks and The Quays just a short stroll away. A regular bus route can be accessed from the bottom of the garden via a private gated access making this an ideal location for anyone who wants to limit the use of their car. Main supermarkets, the hospital and train station are therefore all within 10 minutes reach and the M5 motorway is slightly further afield. The village of Hempsted has a popular village school, convenience shop and post office.

The driveway provides parking for several vehicles and leads to the detached garage which is of good size and would make for an ideal workshop or be right for conversion into a garden office or separate accommodation subject to necessary permissions and consents. Internally there is a kitchen/breakfast room, lounge/diner, sunroom, two double bedrooms and a bathroom. The rear garden is mainly laid to lawn but has a covered BBQ area as well as seating areas and enjoys total privacy from all its neighbours.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

Entrance Hall

Kitchen/Breakfast Room

12' 9" x 8' 7" (3.88m x 2.61m)

Living Room

17' 0" x 11' 11" (5.18m x 3.63m)

Sunroom

9' 0" x 5' 7" (2.74m x 1.70m)

Bedroom

12' 0" x 11' 10" (3.65m x 3.60m)

Bedroom

11' 11" x 11' 10" (3.63m x 3.60m)

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Outside





Driveway Parking for Several Cars

Garage/Workshop

25' 3" x 14' 6" (7.69m x 4.42m)

Large Rear Garden





Ground Floor Building 1

Approximate total area⁽¹⁾
793 ft²
73.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk