



47 The Forge, Gloucester, GL2 5GH

Asking Price £245,000

Welcome to The Forge, a charming mid-terraced house nestled in the desirable area of Hempsted, Gloucester. This modern home, built in 2007, offers a comfortable living space of 811 square feet, making it an ideal choice for families or professionals seeking a peaceful yet vibrant community.

As you enter, you are greeted by a spacious living room that flows seamlessly into a contemporary fitted kitchen diner. This inviting space is perfect for entertaining or enjoying family meals, with French doors that open onto a delightful enclosed garden. The garden features both a patio and a lawn area, providing a serene retreat for relaxation after a long day.

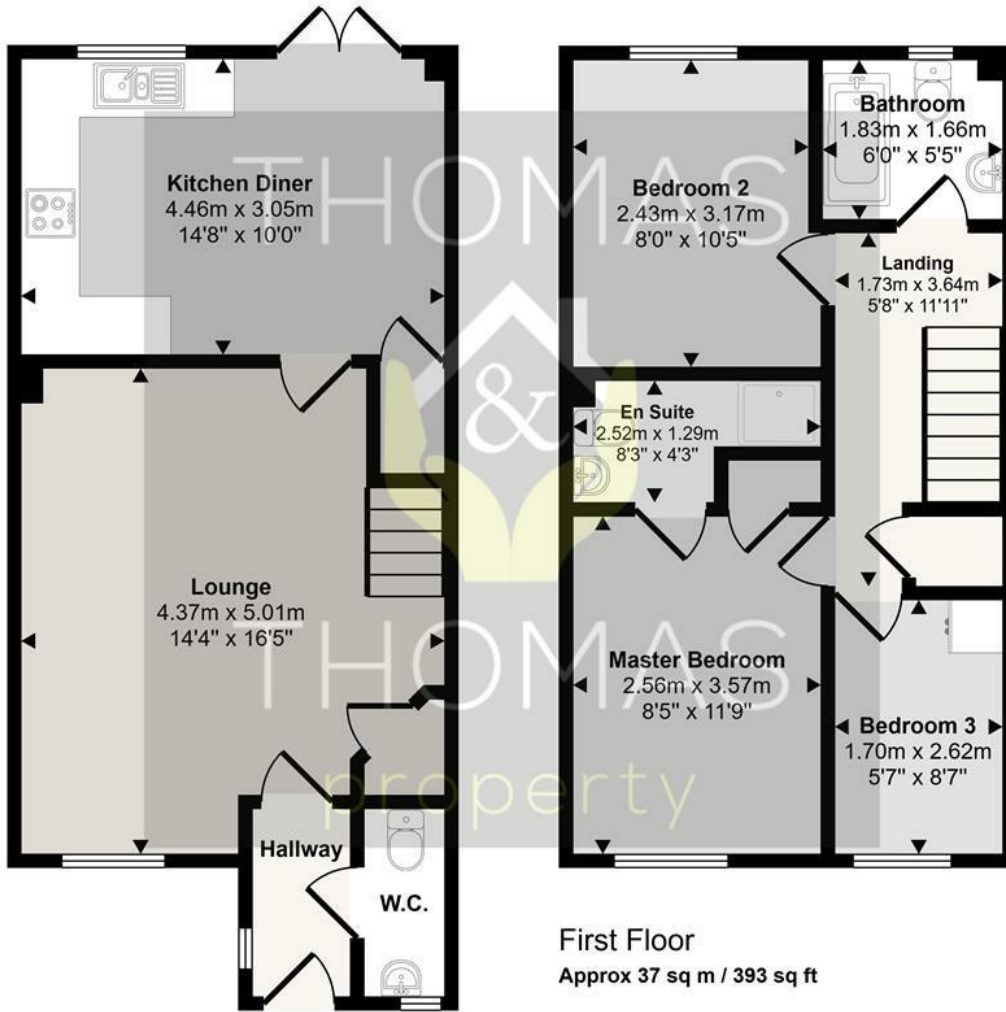
The property boasts three well-proportioned bedrooms, each designed with family living in mind. The master bedroom benefits from a modern en-suite bathroom, while a stylish family bathroom & down stairs cloakroom serves the other two bedrooms, ensuring convenience for all.

Located down a quiet cul-de-sac, this home offers easy access to the bustling Gloucester Docks, known for its lively social scene, shops, and restaurants. Additionally, the property includes allocated parking for one vehicle, enhancing the ease of daily living.

In summary, The Forge presents a wonderful opportunity to acquire a modern, spacious home in a sought-after location, perfect for those looking to enjoy the best of both tranquillity and urban life. Don't miss your chance to make this delightful property your own.

- Three spacious family bedrooms
 - En-suite, family bathroom & cloakroom
- Open plan fitted kitchen diner
 - Spacious living room
- Enclosed garden with patio and lawned area
 - Parking

Approx Gross Internal Area
75 sq m / 811 sq ft



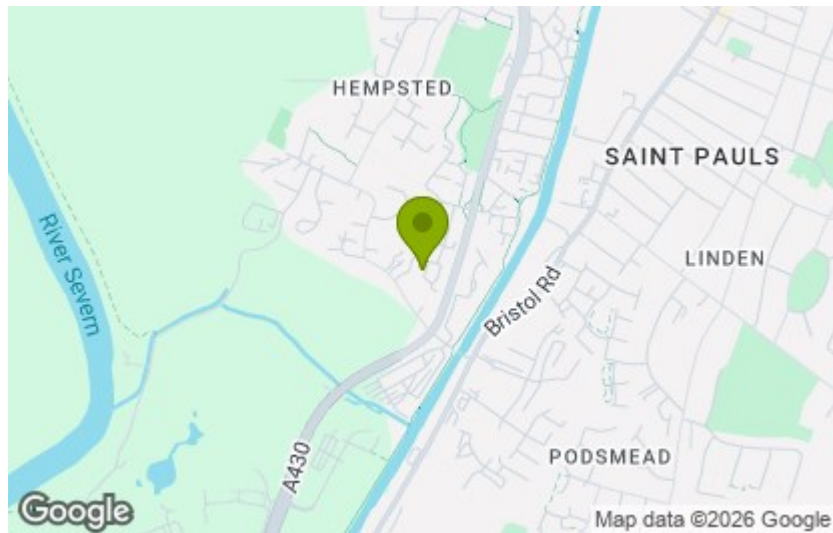
Ground Floor
Approx 39 sq m / 418 sq ft

First Floor
Approx 37 sq m / 393 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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	88
	75
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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