



16 Hemmingsdale Road, Hempsted, GL2 5HN
£195,000

Farr & Farr Sales & Lettings

16 Hemmingsdale Road

Hempsted, Gloucester

A VERY WELL MAINTAINED AND RECENTLY IMPROVED MODERN TOWNHOUSE WITHIN AN EASY WALK OF THE DOCKS

Hemingsdale Road is a small cul-de-sac situated off Llanthony Road just a five minute walk from the canal and exciting Docklands. Access to the ring road with its fast routes to Cheltenham and the M5 are close by. Excellent shopping is on the doorstep and Gloucester city centre with the Cathedral and Gloucester rugby is within an easy reach.

Number 16 has recently been very well upgraded and offers good size 2 bedroom accommodation. It is heated by electric, has double glazing throughout and to the exterior parking to the front and landscaped rear gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





ENTRANCE PORCH

Upvc double glazed door to:-

KITCHEN

Dimensions: 10' 6" x 7' 8" (3.20m x 2.34m). Inset single stainless steel sink units into worktops with cupboards and drawers below. Wall and base units. Half tiled walls. Tiled floor. Gas point. Cooker control panel. Space for fridge/freezer. Inset ceiling spotlights. Half glazed door to:-

SITTING ROOM

Dimensions: 17' 8" x 10' 6" (5.38m x 3.20m). High-quality flooring. Electric radiator. Inset ceiling spotlights. UPVC double French doors to terrace and garden.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

Dimensions: 10' 6" x 9' 0" (3.20m x 2.74m). Electric panelled radiator. Wall mounted TV point.

BEDROOM 2

Dimensions: 10' 6" x 7' 8" (3.20m x 2.34m). Electric panelled radiator. Airing cupboard with gas fired water heater and shelving.

BATHROOM

Recently installed to a very high standard with panelled bath with double headed shower and glazed screen. Vanity unit with wash hand basin and cupboard below. Low level WC. Part tiled walls. Extractor fan.

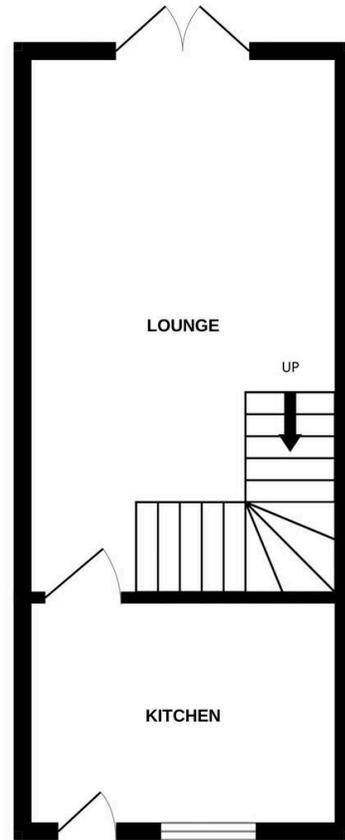
GARDEN

Rear garden of a good size with full width recently laid stone paved terrace with gravel path and lawns. Enclosed by close boarded fencing and large timber garden shed.

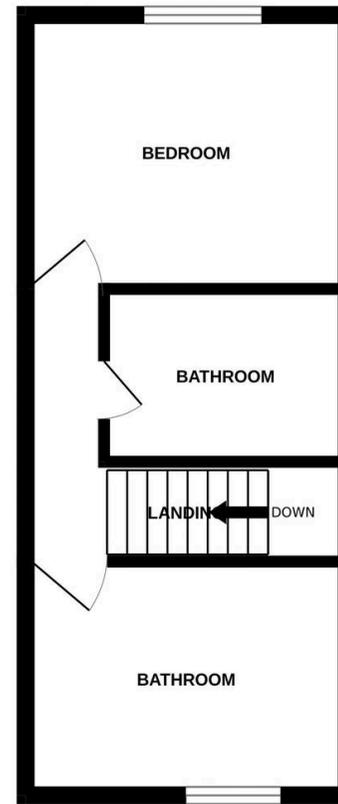
DRIVEWAY

1 Parking Space

GROUND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq.ft. (50.5 sq.m.) approx.

Whilst 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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Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

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