



4 Hilton Close, Hempsted, Gloucester, GL2 5LQ  
£315,000

**Farr & Farr** Sales & Lettings

## 4 Hilton Close

Hempsted, Gloucester, GL2 5LQ

A 1960'S CHALET STYLE DETACHED HOUSE IN THE HEART OF THE VILLAGE POSITION THAT HAS BEEN LOVED BUT UNTOUCHED IN THE LAST 50 YEARS

Hilton Close is a cul-de-sac of just eight properties set in the heart of the village of Hempsted just over 1 mile to the South West of Gloucester Docklands and the city centre. Local shopping is close by, an excellent school is within the village and the Canal path with access to both Gloucester and the countryside is within a very short walk.

Number 4, built in the mid 1960's has been in the same family for close to 55 years and has been loved but untouched. The two upstairs bedrooms are both doubles and the third bedroom could be used as a dining room. It is heated by electric underfloor heating, has double glazing and to the exterior there is ample parking to the front, a good size garage and delightful mature landscaped private gardens that back south to the rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





### **LARGE COVERED PORCH**

Part glazed door to:-

### **ENTRANCE HALL**

Staircase to landing with understairs cupboard.

### **CLOAKROOM**

Low-level WC. Wash hand basin. Dimplex electric heater.

### **LOUNGE/DINER**

Dimensions: 18' 9" x 12' 0" (5.71m x 3.65m). Chimney breast. Wall thermostat. Large window to the front. T.V point.

### **DINING ROOM/BEDROOM 3**

Dimensions: 11' 10" x 9' 3" (3.60m x 2.82m). Wall thermostat. Double glazed sliding patio doors to South backing terrace.

### **KITCHEN**

Dimensions: 10' 10" x 9' 2" (3.30m x 2.79m). Double drainer stainless steel sink unit with cupboards below. Cooker control panel. Plumbing for washing machine. High-level cupboard. Vinyl floor. Breakfast bar. Double pantry and half glazed door to garden.

### **FIRST FLOOR**

#### **LANDING**

Access to loft.

#### **BEDROOM 1**

Dimensions: 12' 1" x 12' 2" (3.68m x 3.71m). Dimplex night storage heater. Access to eaves storage.

#### **BEDROOM 2**

Dimplex electric storage heater. Two double wardrobe cupboards with cupboards above airing cupboard with factory lagged cylinder, immersion and shelving. Access to Eaves storage.

#### **BATHROOM**

Panelled bath with separate shower. Wash hand basin. Low level WC. Tiled walls.



## FRONT GARDEN

Front gardens mostly laid to lawns with hedge and flower bed surrounds.

## REAR GARDEN

Rear gardens, South backing and of a very good size with stone and paved terrace. Good area of lawns with step path and second terrace. An abundance of mixed bushes with trees. All enclosed by close boarded fencing. Timber garden shed. Outside tap and security lighting.

## DRIVEWAY

2 Parking Spaces

Driveway parking for 2 vehicles

## GARAGE

Single Garage

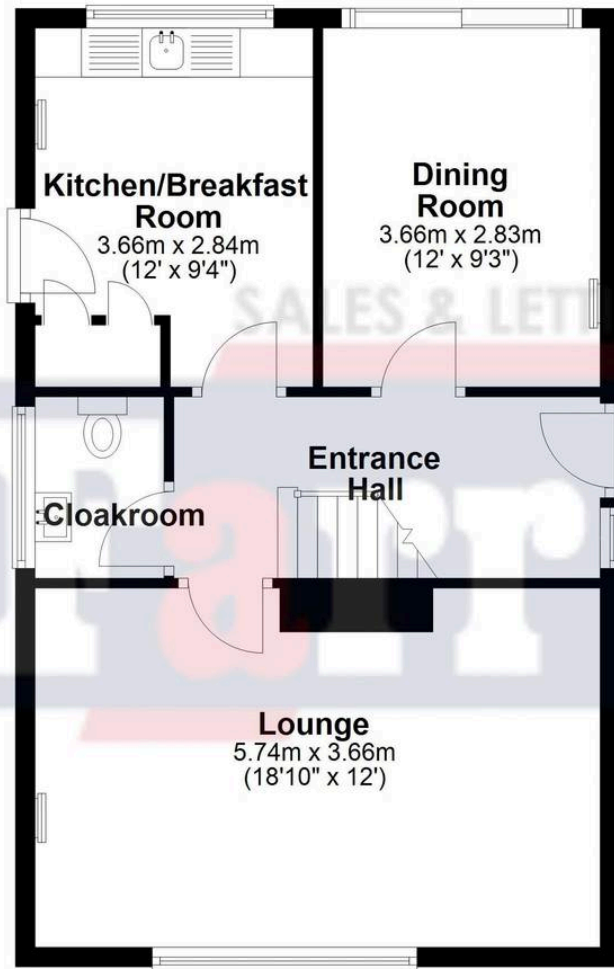
Dimensions: 17' 0" x 8' 10" (5.18m x 2.69m). Up and over door. Power and light. Shelving. Window to the rear and personal door to rear garden.





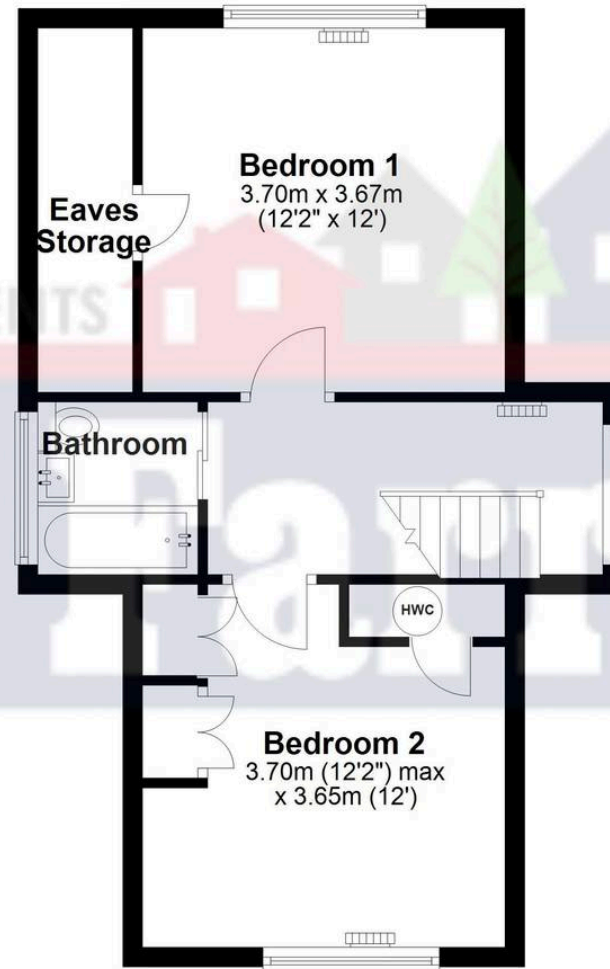
### Ground Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



### First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 92.0 sq. metres (990.6 sq. feet)

**Farr & Farr**

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