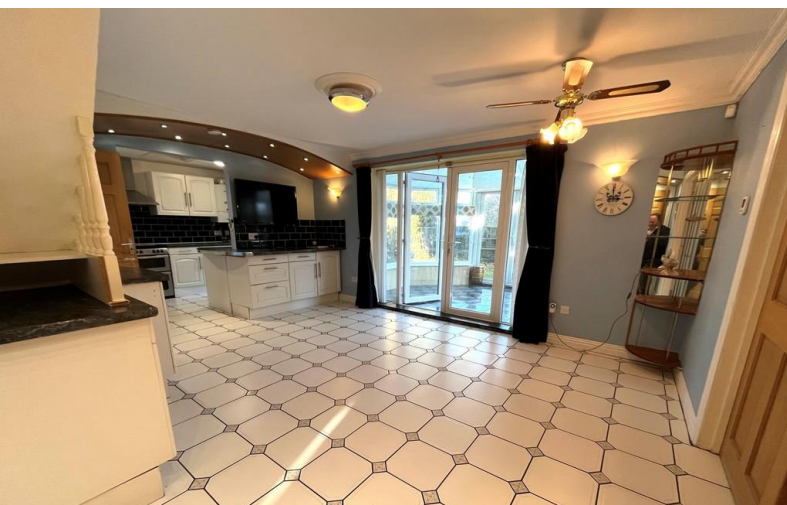


FOR SALE



Ladywell Close, Hempsted, Gloucester

3 Bedrooms, 2 Bathrooms, Detached House

Asking Price Of £465,000


MARTIN&CO



Ladywell Close, Hempsted, Gloucester

3 Bedrooms, 2 Bathroom

Asking Price Of £465,000

- Detached Home
- 2/3 Bedrooms
- 22ft Lounge
- 16ft Dining Hall
- Underfloor Heating

DESCRIPTION

A chance to own this individual 2/3 bedroom detached home offered with no onward chain boasting a 22ft lounge, 16ft dining hall, conservatory, 2 double bedrooms and en-suite bathroom upstairs, another generous reception/downstairs bedroom, shower room, kitchen, underfloor heating, UPVC double glazing, large frontage offering plenty of parking and a double garage, mature garden and handy outside sheds all set in the sought after village area of Hempsted within walking distance to the local shop. EPC B & C Tax E.

ENTRANCE PORCH

Large covered porch way leads to the garage side door and main front door

ENTRANCE HALL

Stairs to the first floor, door to the shower room, door to the dining hall

SHOWER ROOM

A modern tiled shower room with WC, shower cubicle and sink

DINING HALL

A fabulous space being the hub of the house archway to the kitchen, double doors to the conservatory, double doors to the downstairs bedroom/reception room, double doors to the lounge, inset lighting, tiled floor

CONSERVATORY

A useful sized conservatory with tiled floor and double doors leading to the garden

LOUNGE

A great bit of lounge space with windows to 2 sides, feature fire place





RECEPTION/BEDROOM 3

Another good sized room with window to the rear

KITCHEN

Fitted white eye and base units, black worktops, integrated fridge/freezer, sink and drainer, cooker space, tiled splash backs and floor, double glazed door to the garden, window to the front

LANDING

Velux window, cupboard space, doors to the bedrooms

BEDROOM 1

Window to the rear, built in wardrobes and storage, door to the en-suite

ENSUITE BATHROOM

Velux window, corner bath with shower over, sink and toilet incorporated in to the vanity units

BEDROOM 2

Window to the front, fitted wardrobes

OUTSIDE

Enter via the iron work gates to a generous driveway and parking area, double garage with up and over double door, power and light, side door. To the rear is a mature garden with patio lawn and shrubs summer house and separate workshop/shed



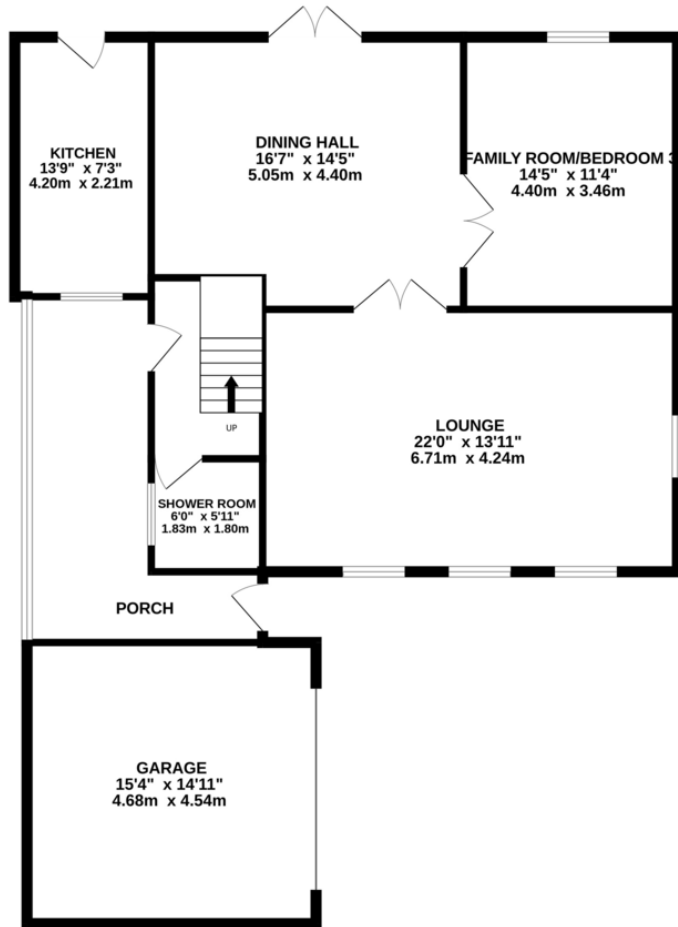


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

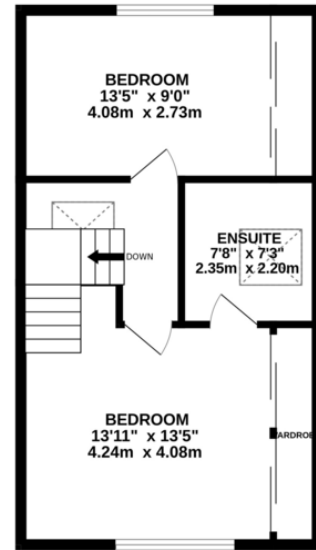
WWW.EPC4U.COM



GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1710 sq.ft. (158.8 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.