

Harness Close, Gloucester GL2 5GF

£230,000

naylor powell

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• Two bedroom terraced property • Generous & flexible living accommodation • Enclosed south facing rear garden • Situated in the popular village location of Hempsted • Potential rental income of £1,100 pcm • EPC rating C74 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

£230,000

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway
Hallway that gives access to kitchen, w.c. and living/dining room.

Kitchen
A contemporary kitchen featuring floor-to-ceiling cabinets and generous worktop space, complete with convenient under-counter spaces designated for a freestanding washing machine, dishwasher, and fridge-freezer. Completed with window to front aspect.

Downstairs W.C
White suite comprising w.c. and wash hand basin with frosted window to front aspect.

Living/Dining Room
A spacious living and dining area offering endless potential to customise and adapt to your personal style and lifestyle needs. Access to the first floor and sliding patio doors to rear garden.

Bedroom One
Large double bedroom with built in wardrobes and above stairs storage cupboard. Completed with window to rear aspect.

Family Bathroom
Modern white suite comprising bath with shower overhead and screen provided, w.c. and wash hand basin with storage.

Bedroom Two
Double bedroom with scope for storage or to be used as a work from home office.

Outside
Externally, the property offers convenient off street parking to the front. To the rear, you'll find a beautifully enclosed garden featuring patio areas at both ends with a central grassed area in between.

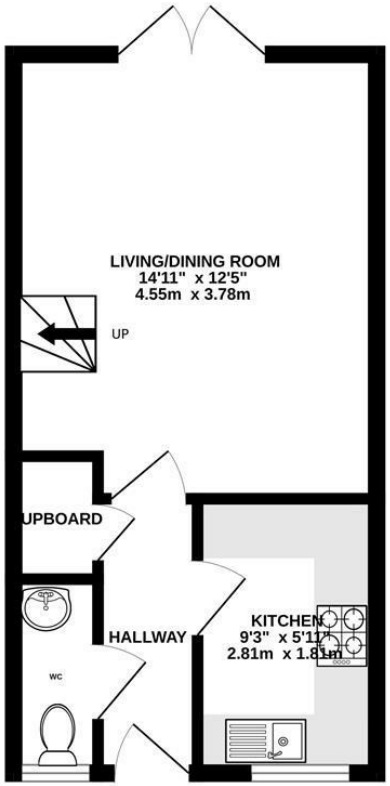
Location
With the Church of England primary school, village store and post office alongside bus routes, the village of Hempsted should be highly considered by those looking for a desirable, family-orientated location. Furthermore, Hempsted is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the city centre, whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter, where a variety of restaurants and bars can be found alongside a state-of-the-art cinema complex and a 24-hour gym

Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

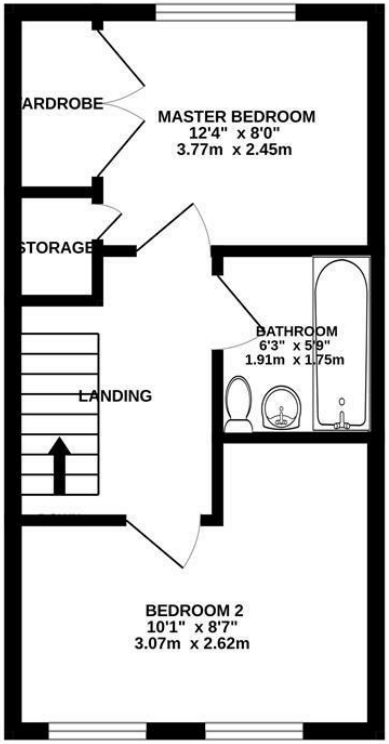




GROUND FLOOR



1ST FLOOR

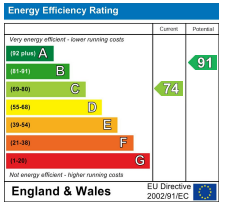


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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