



**Harness Close, Hempsted GL2 5GF**  
**Guide Price £264,000**



## Harness Close, Hempsted GL2 5GF

• No onward chain • Three bedroom end terraced home • Generous & flexible living accommodation • Beautifully presented enclosed south facing rear garden • Situated in the popular village location of Hempsted • Potential rental income of £1,200 pcm • EPC rating C75 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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## Guide Price £264,000

### Entrance Hallway

Spacious hallway provides access to the kitchen, living room, downstairs w.c and stairwell leading to the first floor.

### Living Room

Light and airy living room provides convenient space for a dining area if required whilst providing access to a storage cupboard located beneath the stairwell and to the conservatory to the rear.

### Conservatory

The conservatory provides suitable additional living space whilst overlooking the well maintained rear garden. French doors open out to the garden itself.

### Kitchen

Fitted kitchen boasts ample worktop and storage space with integrated electric oven and four ring gas hob. Plumbing for an automatic washing machine is also provided alongside space for a free standing fridge freezer. Window overlooks the front aspect of the property.

### Downstairs W.C

White suite cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the front aspect.

### Landing

Spacious landing, with window overlooking the side aspect, provides access to all three bedrooms and the family bathroom.

### Bedroom One

Double bedroom with built-in wardrobe, additional storage cupboard, access to the loft and two windows overlooking the front aspect of the property.

### Bedroom Two

Double bedroom with window overlooking the rear aspect.

### Bedroom Three

Bedroom with window overlooking the rear aspect.

### Bathroom

Modern white suite bathroom comprising of shower cubicle, bath with shower attachment from tap, w.c and wash hand basin.

### Outside

Enclosed with fenced borders, the well maintained south facing rear garden provides a patio, convenient for seating, leading to a lawned area. Shed is located to the rear ideal for additional storage.

### 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 along with 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 C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

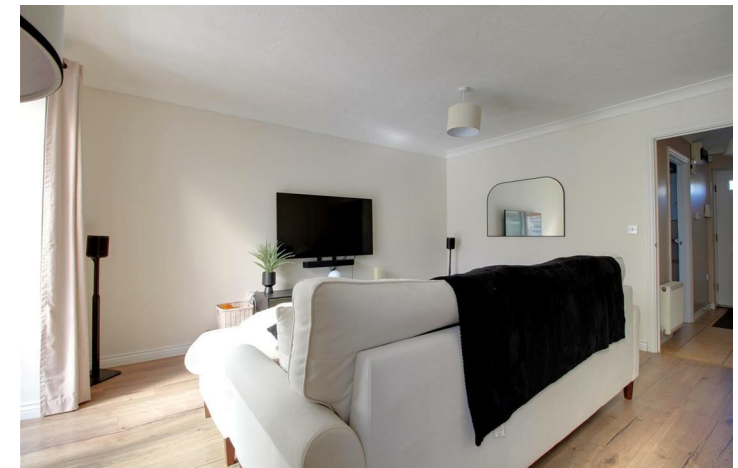
Water supply: Mains.

Sewerage: Mains.

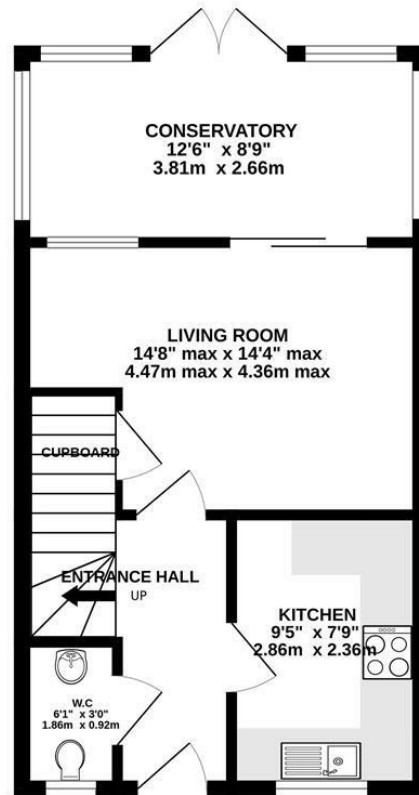
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.

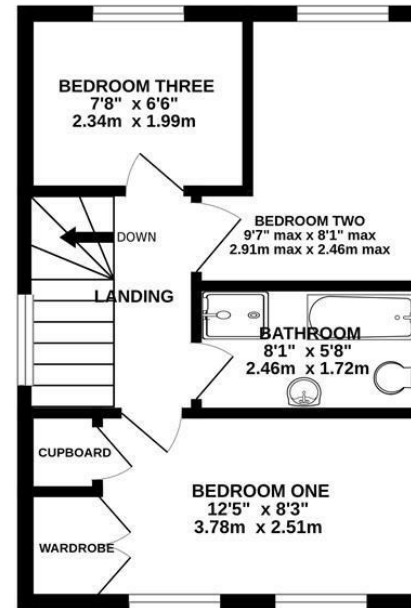
Mobile phone coverage: EE, Three, O2, Vodafone.



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.

