



Mainsail Lane, Hempsted GL2 5GJ
£315,000



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• Three bedroom semi - detached family home • Immaculately presented throughout • Spacious extended ground floor living accommodation • Private & enclosed rear garden • Off-road parking for two vehicles & single garage • Potential rental income of £1,200 pcm • EPC rating B87 • Gloucester City Council - Tax Band C (£1,731.94 per annum)



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Entrance Hallway

Hallway provides access to the lounge, kitchen, downstairs w.c and stairwell leading to the first floor.

Lounge

The spacious lounge boasts convenient space for an office/study area if required as well as built-in storage cupboard beneath the stairwell. French doors open to the rear garden whilst further access to the kitchen is provided by double doors creating an open plan feel if suited as well as access to the room to the rear currently utilised as a dining room.

Kitchen

The modern kitchen benefits from ample worktop and storage space with integrated appliances to include dishwasher, fridge, freezer, electric double oven and four ring gas hob alongside plumbing for an automatic washing machine. Windows overlook the front and side aspects.

Sun Room / Dining room

The spacious room provides an abundance of natural light streaming through from the multiple windows. French doors provide further access to the rear garden.

Downstairs W.C

Window overlooks the front aspect with frosted glass. The room comprises of w.c and wash hand basin.

Landing

Spacious landing area provides access to all three bedrooms and the family bathroom as well as access to the loft and airing cupboard.

Bedroom One

Double bedroom with built-in wardrobes and double doors opening to a Juliette balcony with views overlooking the canal. Access to the en-suite shower room is also provided.

En-Suite

Modern white suite shower room comprising of walk-in shower cubicle, w.c, wash hand basin and heated towel rail. Window overlooks the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bedroom Three

Window overlooking the rear aspect.

Bathroom

The modern white suite family bathroom comprises of w.c, wash hand basin, heated towel rail and bath with shower attachment over.

Outside

The low maintenance rear garden is private and enclosed with fenced and walled borders. Both patio and astro turfed areas create an ideal outside space. Gated access leads to the side of the property where off-road parking for two vehicles is found in front of the single garage. Up and over door provides access to the garage itself benefitting from power and lighting inside.

Location

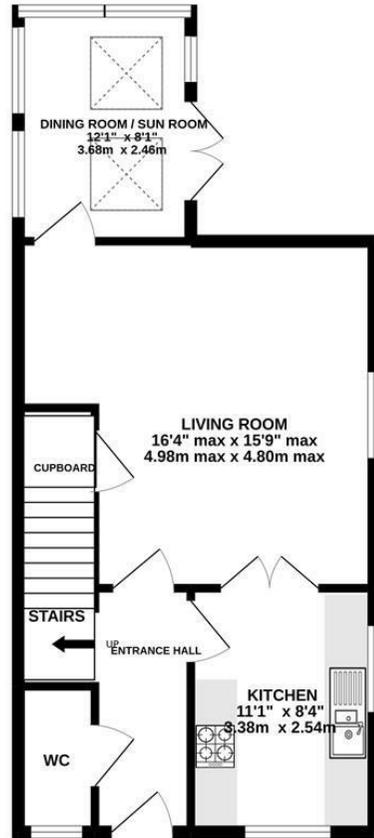
With the local 'outstanding' Ofsted rated primary school, village store and post office alongside bus routes Hempsted should be highly considered by those looking for a desirable family orientated location. Furthermore, Hempsted is highly convenient for easy access onto the M5 motorway and to all amenities 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.

Local Authority, Services & Tenure

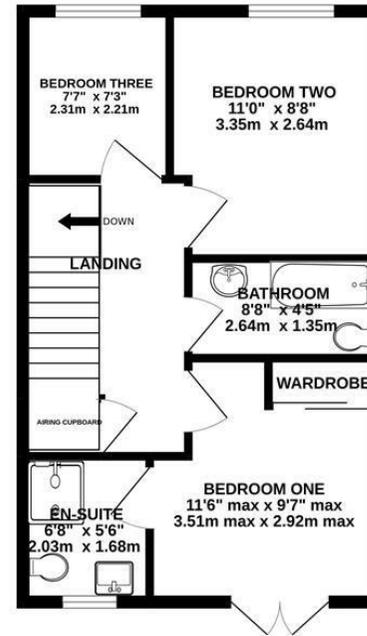
Gloucester City Council - Tax Band C (£1,731.94 per annum).
Mains water, drainage, electric and gas are connected to the property.
Freehold.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA - 959 sq.ft. (89.1 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.
Made with Metropix 6/2022

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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

