



The Forge, Hempsted GL2 5GH
£195,000

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- No onward chain
- One double bedroom coach house
- Immaculately presented throughout
- Spacious living & dining accommodation
- Single garage with parking on the driveway
- Potential rental income of £900 pcm
- EPC rating C71
- Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

£195,000



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

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Entrance Hallway

Hallway offers convenient space for shoes and coats before providing access to the stairwell leading to the landing.

Landing

Spacious landing provides access a built-in storage cupboard, bathroom, bedroom and living room.

Living Room / Dining Room

The light and airy room benefits from convenient space for both living and dining areas with two windows overlooking the front aspect of the property. Access is also provided to the kitchen.

Kitchen

Galley style kitchen boasts ample worktop and storage space with integrated gas hob and electric oven. Plumbing for an automatic washing machine and dishwasher is also provided whilst window overlooks the rear aspect of the property.

Bathroom

White suite family bathroom comprises of w.c, wash hand basin and bath with shower attachment over.

Bedroom

Double bedroom with built-in storage cupboard and window overlooking the front aspect of the property.

Outside

Located below the living accommodation, the integral

single garage is accessed via up and over door with off-road parking for one vehicle provided in-front of the garage itself.

Location

With village store and post office alongside bus routes situated opposite the development within heart of the highly desired Hempsted village, this peaceful location is highly sought after by both families and retired purchasers. With highly convenient access to the M5 motorway and to all amenities on offer within the City centre whilst continuing to 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 B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

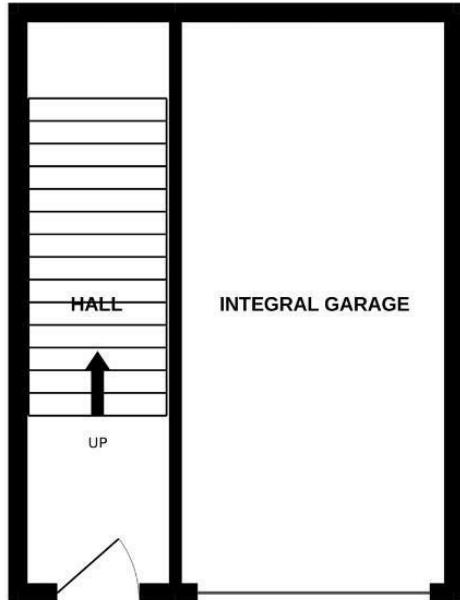
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 47 Mbps, Ultrafast 1000 Mbps download speed.

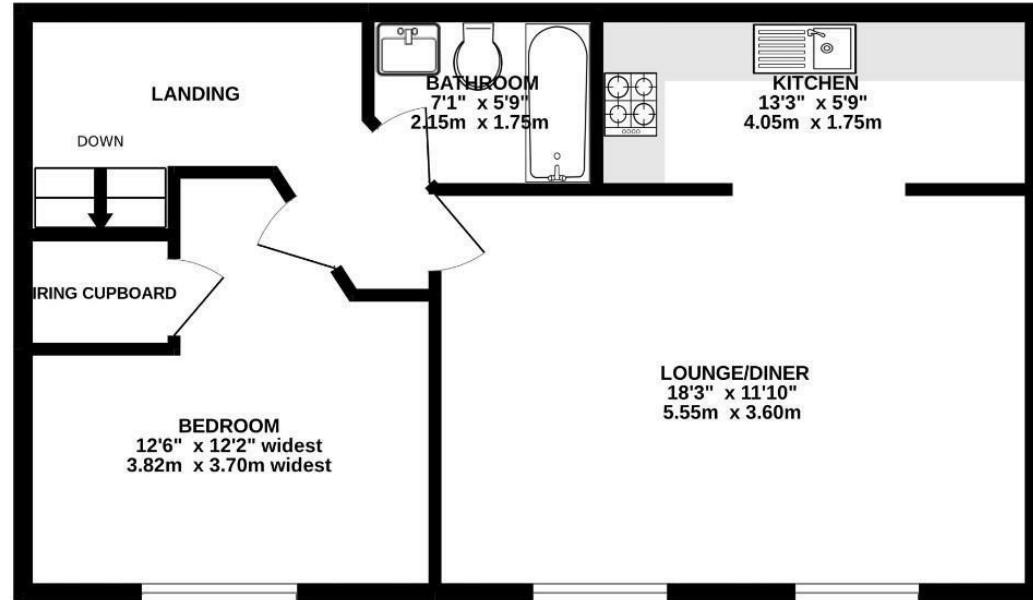
Mobile phone coverage: EE, Three, O2, Vodafone.



ENTRANCE FLOOR
234 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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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.

