



50 Hanman Road, Gloucester, GL1 4TJ

Offers Over £220,000

Charming semi detached house presents an excellent opportunity for families seeking a comfortable home with convenient access to the city centre. The property boasts a classic red brick exterior, reflecting the character and warmth of a traditional British family home.

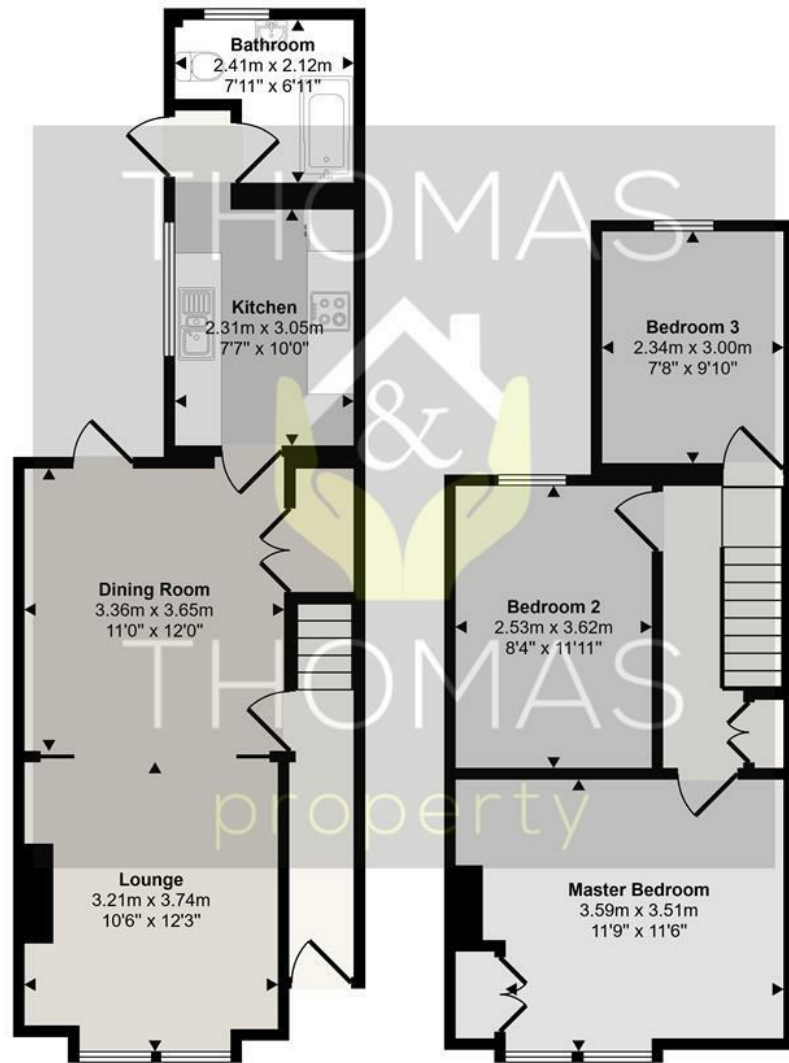
Upon entering, you are welcomed into a spacious separate lounge & dining room, perfect for relaxation and entertaining guests. The layout of the house provides ample space for family gatherings or quiet evenings at home. The three generously sized bedrooms are ideal for family living, ensuring everyone has their own personal space. These bedrooms are well-served by a conveniently located bathroom on the ground floor.

The outdoor area is equally appealing, featuring an enclosed garden that is laid to lawn, offering a safe and private space for children to play or for adults to enjoy a peaceful afternoon. The side access to the garden adds an extra layer of convenience, making it easy to bring in outdoor furniture or gardening supplies.

Located just outside the bustling city centre, this property benefits from excellent access to local amenities, including shops, schools, and parks, making it an ideal choice for families. With its blend of comfort, space, and location, this terraced house is a wonderful place to call home.

- Charming semi detached house.
- Spacious separate lounge & dining room.
- Three generously sized bedrooms.
- Enclosed garden that is laid to lawn
- Located just outside the bustling city centre.

Approx Gross Internal Area
83 sq m / 892 sq ft



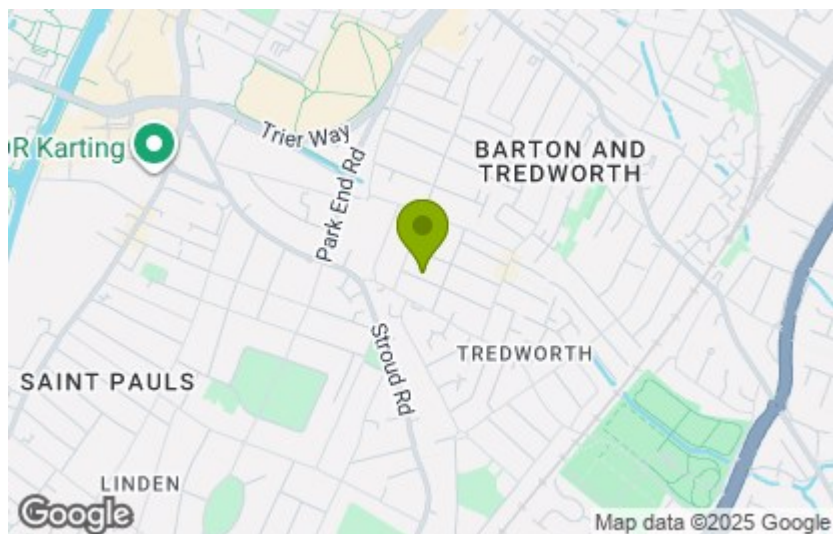
Ground Floor
Approx 45 sq m / 480 sq ft

First Floor
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 62 | 73 |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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