



## 12 Maritime Court, Gloucester, GL2 5FT

Offers Over £300,000

Tucked away in a quiet corner, Maritime Court in Hempstead offers comfort, privacy, and everyday convenience in a well-established neighborhood.

This inviting home features a thoughtful layout with bright living spaces, natural light throughout, and a warm, welcoming feel from the moment you arrive.

The spacious entrance hall leads you into the impressive kitchen / diner which was redesigned by the current owners to create a very social, practical space using all areas including the storage space under the stairs, as well as a WC and access to the garden.

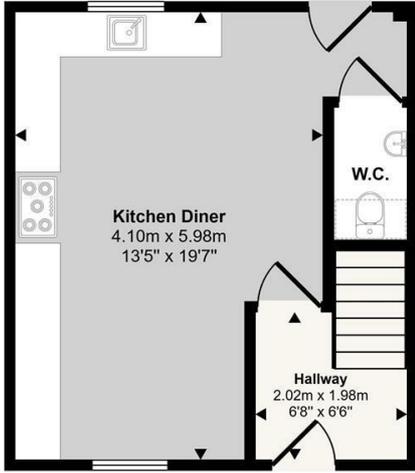
On the first floor is the inviting lounge with juliet balcony, perfect for relaxing. There is also a WC and storage cupboard on this level. At the top of the house you will find the master bedroom with built in wardrobes, a second double bedroom and family bathroom with shower over bath.

Outside is a low maintenance, walled garden which is a real sun trap in the summer months. There is an allocated parking space to the rear of the property as well as a garage.

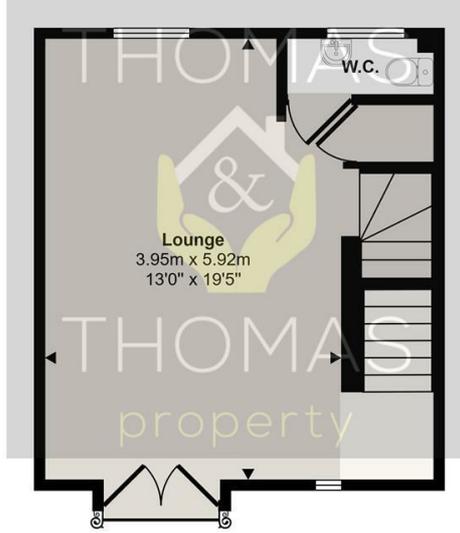
This home provides a peaceful residential setting while remaining close to local shops, dining, schools, parks, and major transportation. Ideal for buyers seeking a blend of neighborhood charm and accessibility, this home is a wonderful opportunity to enjoy all that Hempstead has to offer.

- Two Bedroom Town House
- Overlooking Green Space
- Allocated Parking & Garage
- Tastefully Updated Throughout
- Short Walk to Gloucester Quays
- Low Maintenance Gardens

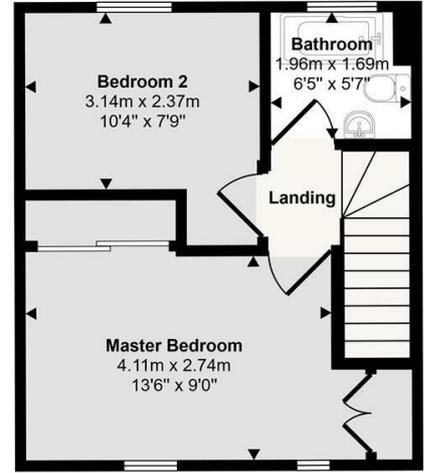
Approx Gross Internal Area  
93 sq m / 997 sq ft



Ground Floor  
Approx 31 sq m / 330 sq ft



First Floor  
Approx 31 sq m / 329 sq ft



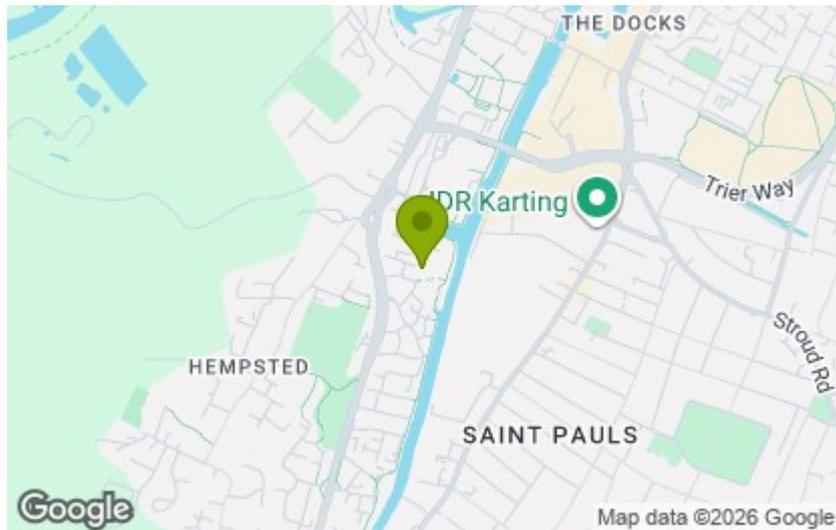
Second Floor  
Approx 31 sq m / 338 sq ft

Denotes head height below 1.5m

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			89
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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