



## 37 The Forge, Gloucester, GL2 5GH

Asking Price £375,000

We are pleased to bring to the market this four bedroom family home located in Hempstead, tucked in a quiet cul de sac, benefiting from driveway parking for multiple cars and a garage.

Briefly comprising of: Entrance hall leading into the lounge where the owners have created additional storage space under the stairs. There is a separate dining room which looks out on to the garden accessed via double doors. The kitchen is a great size, equipped with gas hob and additional space which would be ideal for a breakfast table. The conservatory is currently used as a home gym, also opening on the garden and patio space. A handy utility room with storage cupboard with WC makes it an ideal home for family life.

Upstairs there are four bedrooms, three of which are good sized doubles. The master benefits from an en suite shower room and finally a family bathroom with shower over bath.

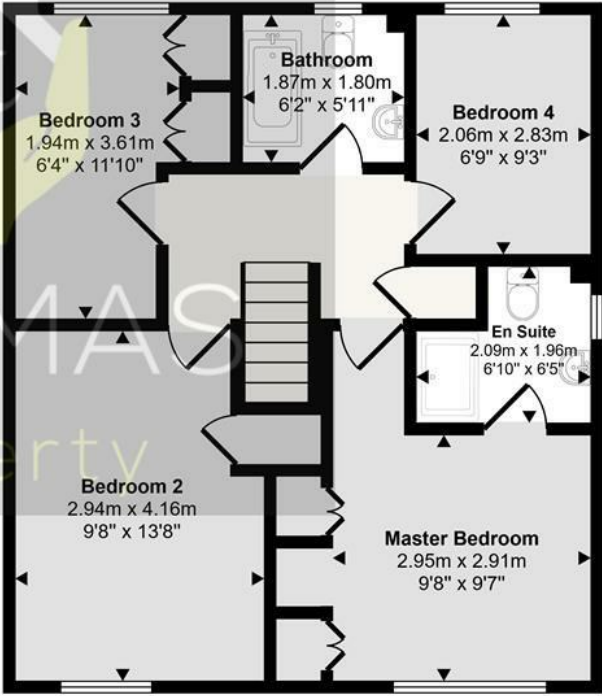
Outside, the garden wraps around the property with ample space for children to play and a patio space for those summer months. There is side access leading out to the driveway parking and garage.

This property would make the ideal family home, located in a great school catchment area and ready to move into.

- Four Bedrooms
- En Suite & Family Bathroom
- Three Reception Rooms
- Utility Room & WC
- Driveway Parking & Garage
- Good School Catchment Area



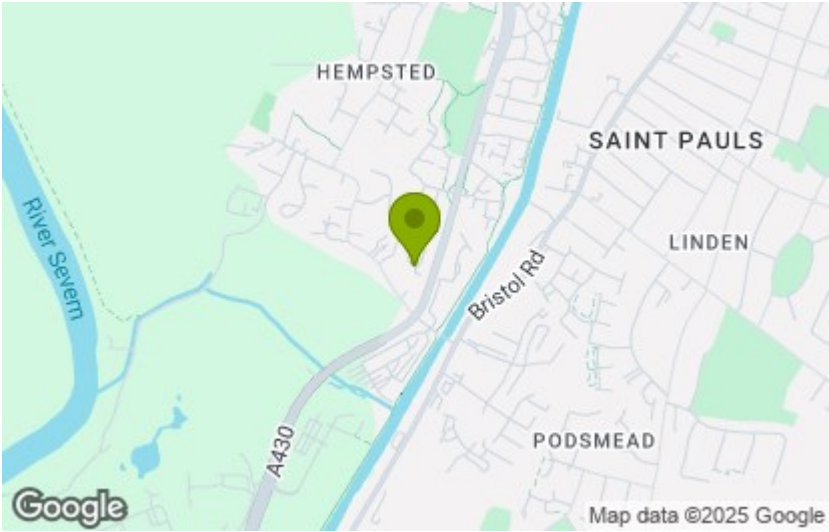
Approx Gross Internal Area  
115 sq m / 1236 sq ft



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	84	89
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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