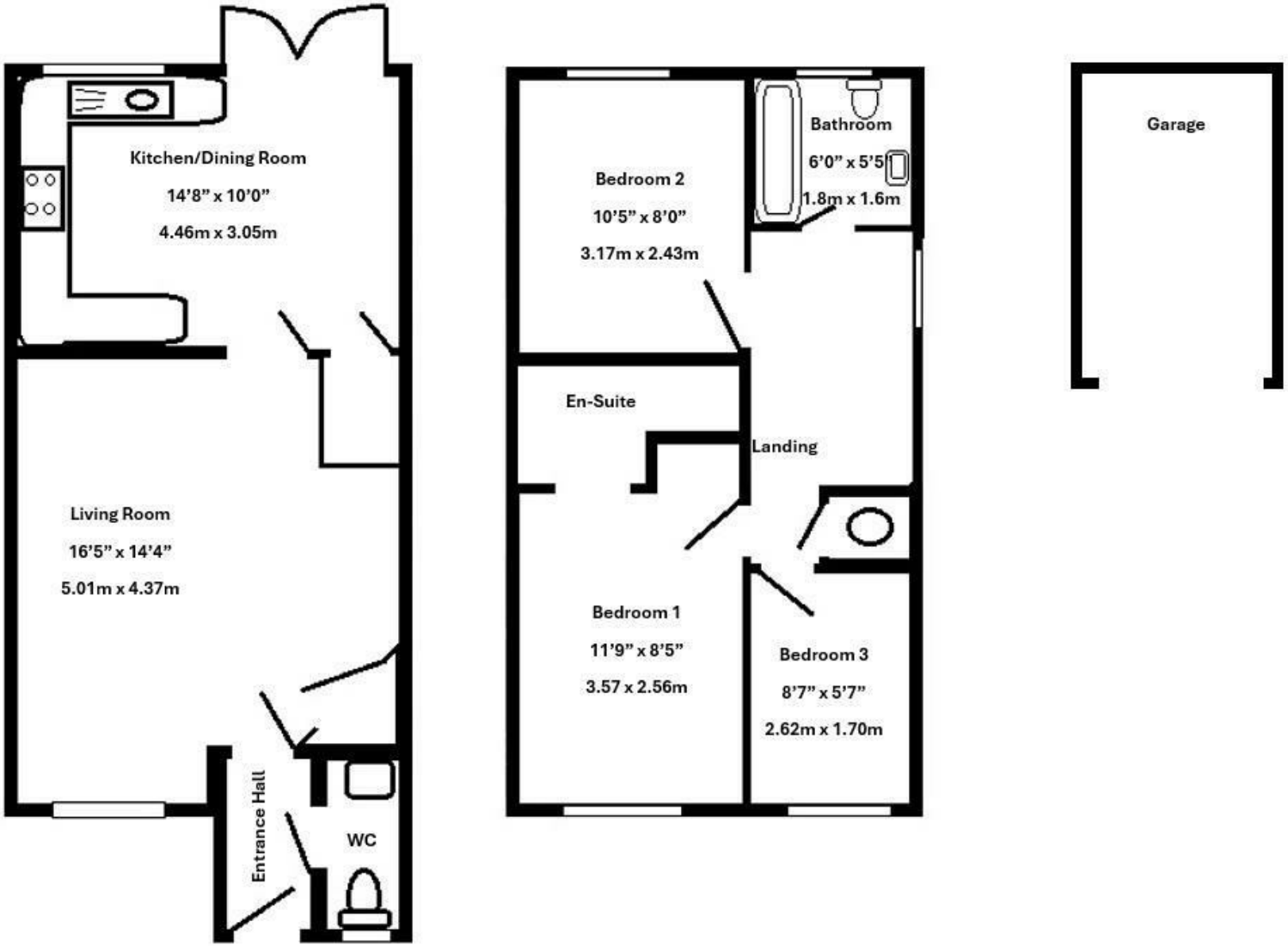
49 THE FORGE, HEMPSTED, GLOUCESTER, GL2 5GH

PRICE £289,500

FREEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND B

The Forge, Hempsted

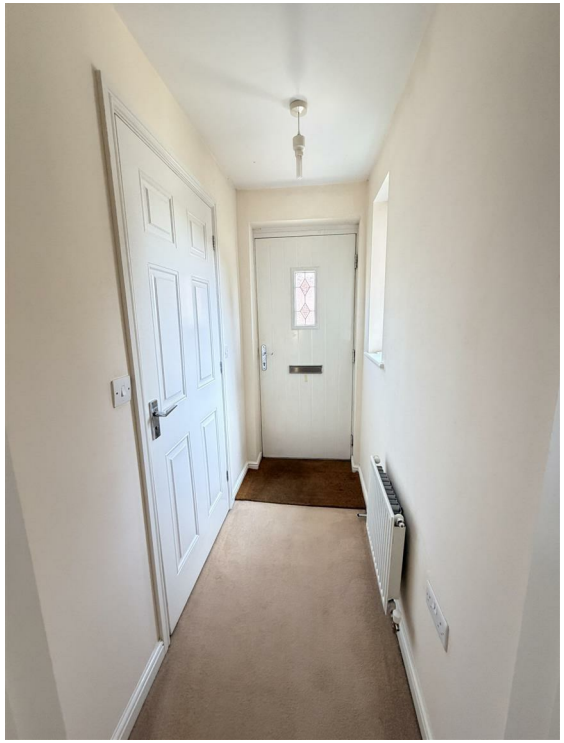


Floorplan for guidance only

Located in this pleasant cul-de-sac the property is a spacious and well-presented end of terrace house which has the benefit of a driveway providing off road parking for 2 cars and a GARAGE. The accommodation offers entrance vestibule, cloakroom (wc) living room (with storage cupboard) kitchen/dining room with patio doors onto the c. West facing enclosed and private rear garden. On the first floor there is a landing with linen cupboard housing the hot water tank, THREE BEDROOMS (main with en-suite shower room) and family bathroom. Gas central heating and double glazing also.

Ideally situated for Bristol Road (M5 north and south) and the vibrant Docks!

Ideal first time/investment buy. Potential rent of £1350/£1400



Local Authority	**Council Tax**
Gloucestershire	Band: B Annual Price: £1,832
Conservation Area	**Flood Risk**
No	Very low
Floor Area	**Plot Size**
828 ft^2 / 77 m^2	0.04 Acres

Mobile Coverage		Broadband	
EE	●	Basic	6 Mbps
Vodafone	●	Superfast	48 Mbps
Three	●	Ultrafast	1800 Mbps
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

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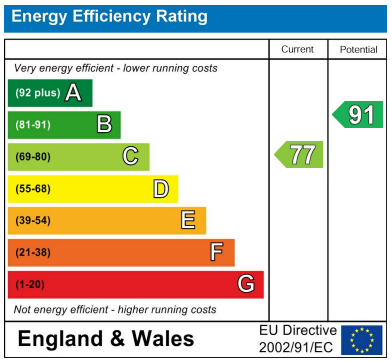

Sure Property Group
23 Bath Street, Cheltenham
GL50 1YA
01242 241200
info@surecheltenham.co.uk