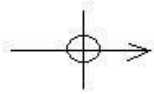


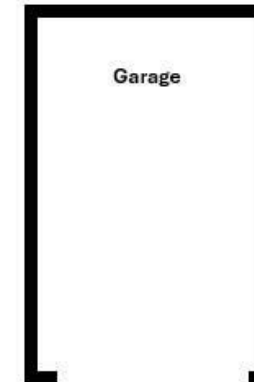
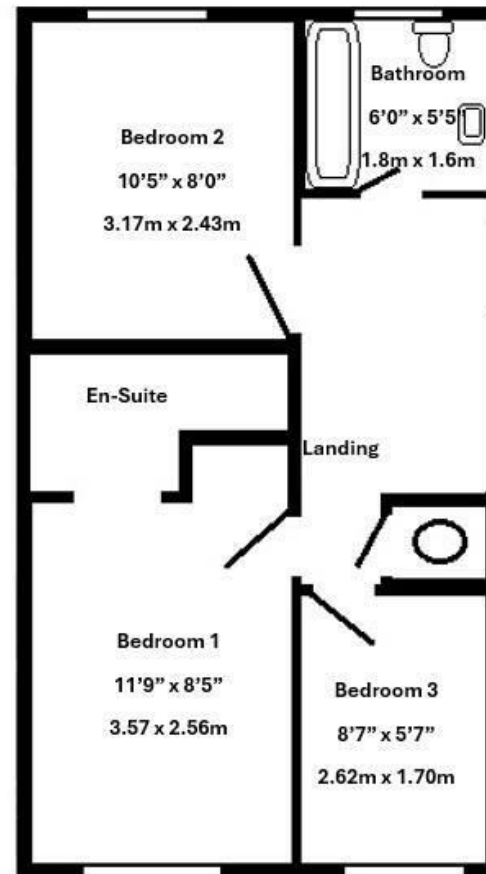
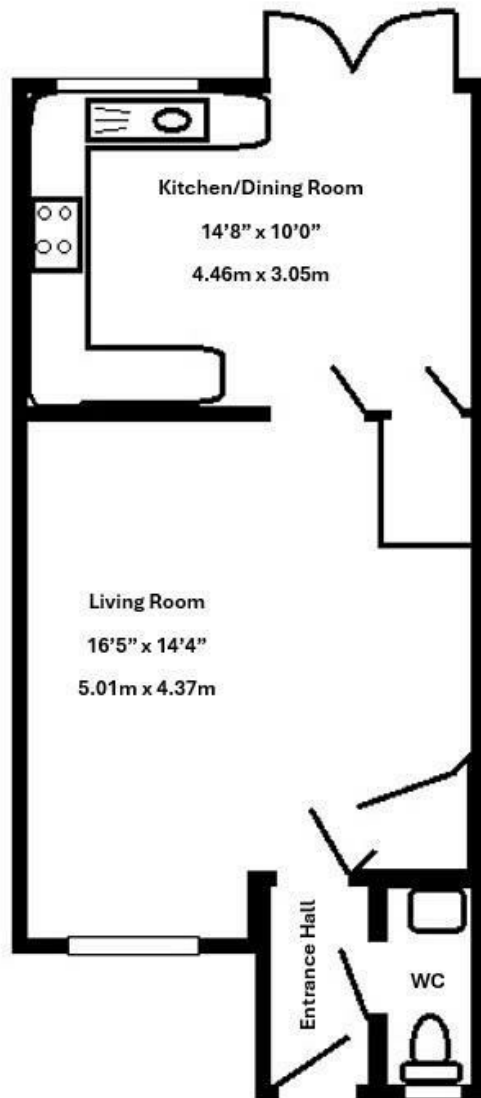
49 THE FORGE, HEMPSTED, GLOUCESTER, GL2 5GH

PRICE £299,500

FREEHOLD GLOUCETSER 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.

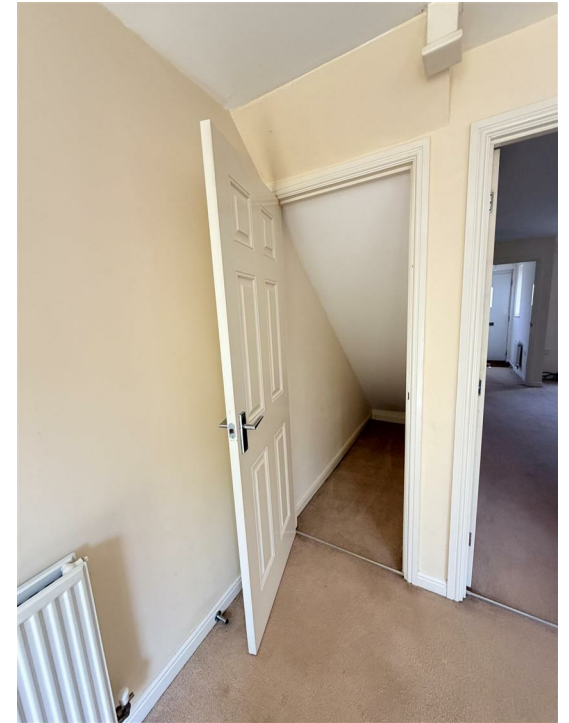
Ideally situated for Bristol Road (M5 north and south) and the vibrant Docks!

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	✓		

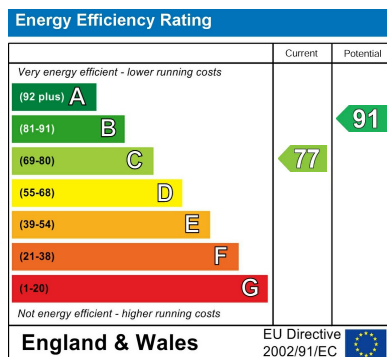


All information subject to legal confirmation

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.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



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