



7 Hemmingsdale Road, Gloucester, GL2 5HN

Offers Over £215,000

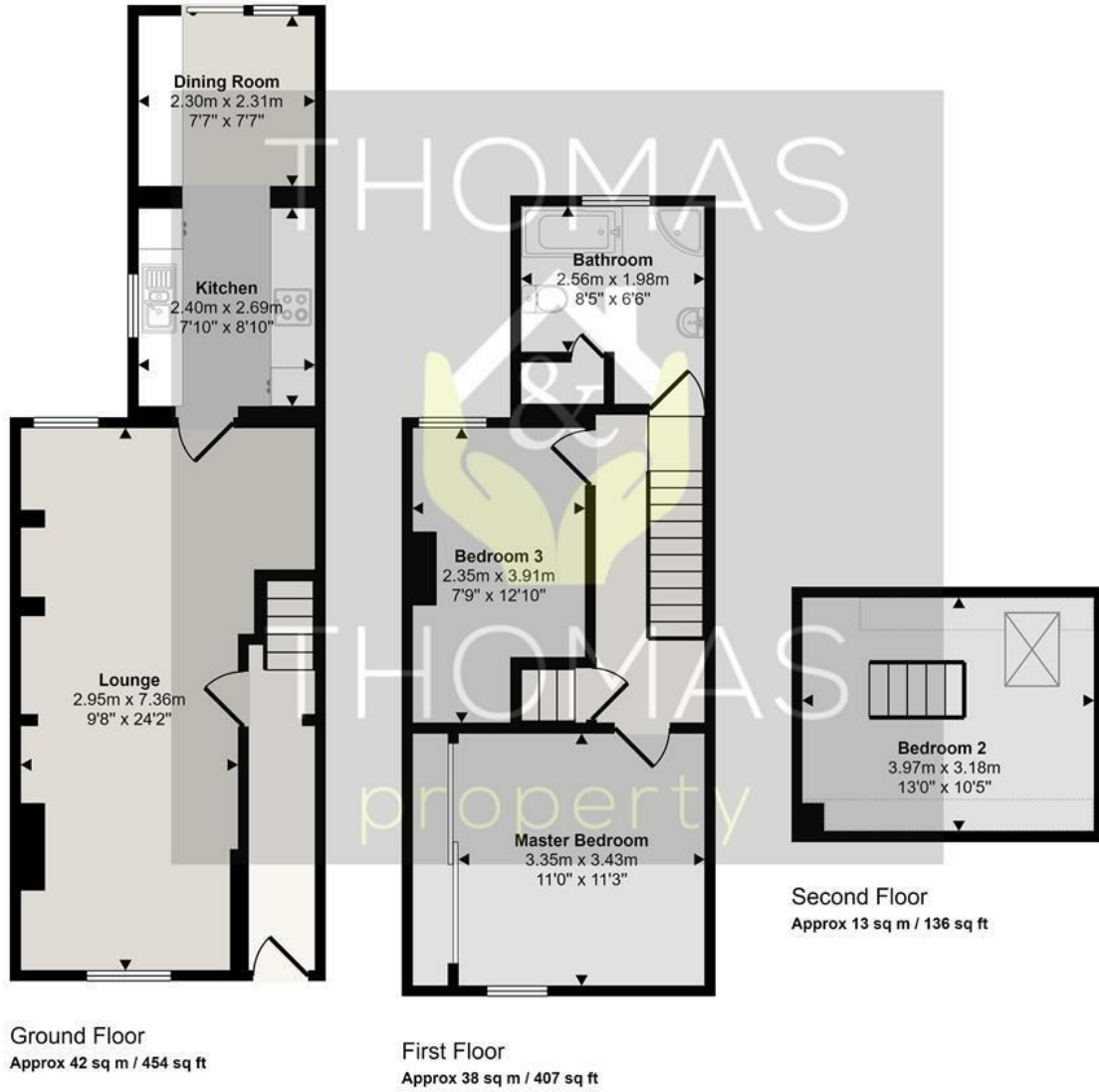
This well presented extended three bedroom family home is located in the popular Hempsted area, just a short distance from Gloucester Docks and other local amenities.

Comprising of: Entrance hall, good size lounge area leading through to the galley style kitchen and separate dining room. On the first floor are two double bedrooms and a family bathroom with separate shower and bath. The current owners have also converted the loft space to create a third bedroom.

Outside there is a private enclosed garden which also benefits from rear access. To the front of the property is on street permit parking. Please call us today to arrange a viewing!

- Three Bedrooms
- Converted Loft Space
  - Lounge
  - Kitchen / Diner
- Enclosed Garden
- On Road Parking

Approx Gross Internal Area  
93 sq m / 997 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
	<b>86</b>
<b>66</b>	

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 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**

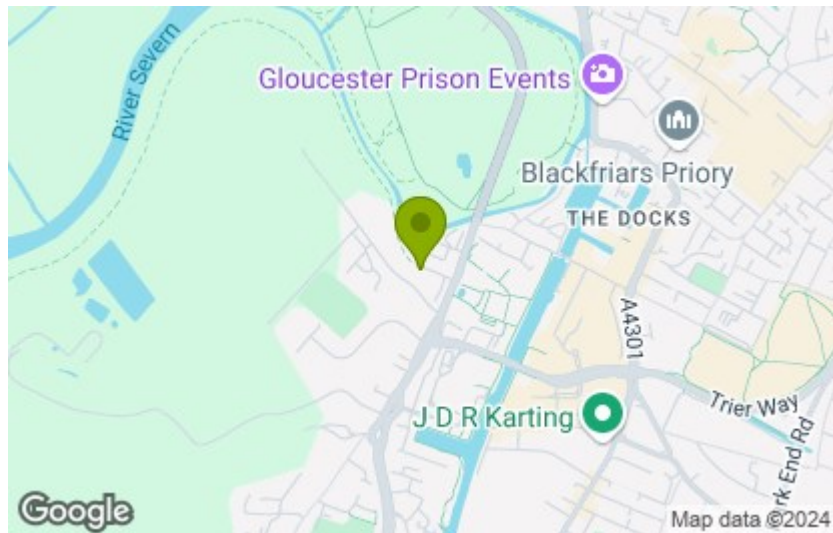
(39-54) **E**

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Not environmentally friendly - higher CO<sub>2</sub> emissions

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