



15 Hamlet Grove, Gloucester, GL2 9FU

Asking Price £290,000

We are pleased to bring to the market this three bedroom, semi detached family home located in Longford.

Briefly comprising of: Entrance hall leading to the good size lounge. The inner hallway benefits from a WC and storage cupboard. To the back of the house is the kitchen / diner with ample cupboard space and room for all appliances. The double doors lead out to the enclosed garden with patio and grass area. There is also side access.

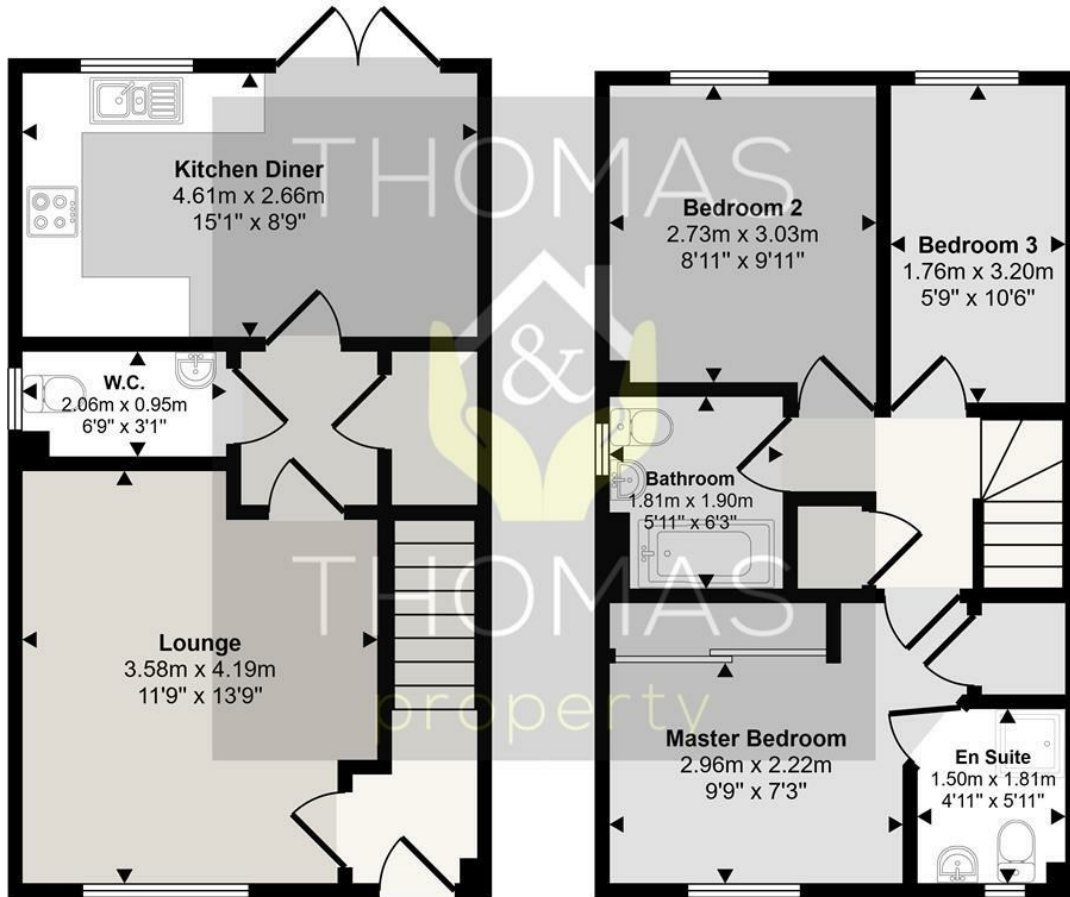
Upstairs there are three bedrooms, two doubles and a single. The master bedroom benefits from an en suite shower room, and finally a family bathroom with shower over bath.

To the front of the house is driveway parking for two cars with an EV charger.

- Three Bedrooms
- Semi Detached
- Driveway Parking for Two Cars
  - Very Well Presented
- En Suite and Family Bathroom
  - Kitchen / Diner



Approx Gross Internal Area  
75 sq m / 804 sq ft



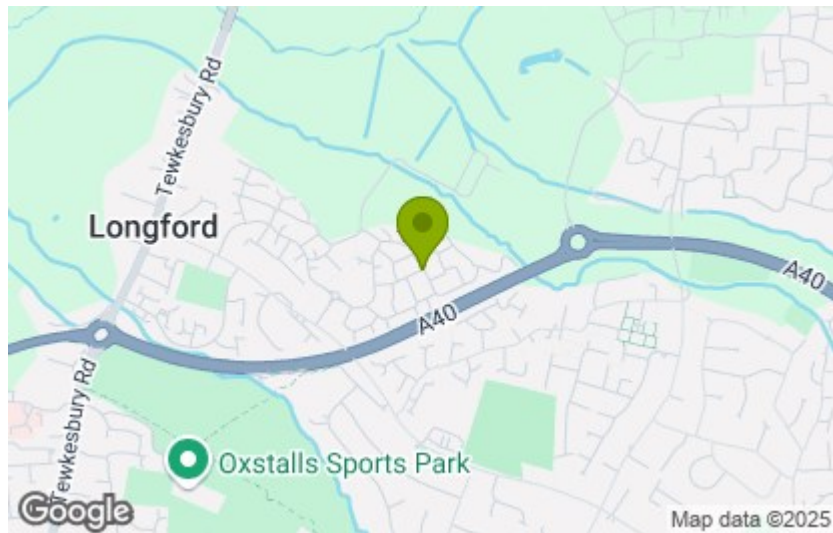
**Ground Floor**  
Approx 37 sq m / 403 sq ft

**First Floor**  
Approx 37 sq m / 402 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			95
(81-91) B		82	
(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			
(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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