



## 12 Hamer Street

Gloucester, GL1 3QN

**Offers in excess of £215,000**



We are delighted to bring to the market this modern two-bedroom terraced home, ideally situated within easy walking distance of the city centre, hospital, and train station. Presented in good order throughout, the property is ready to move straight into, making it an ideal first-time purchase or investment opportunity.

The accommodation comprises an entrance hallway, kitchen, and lounge/diner. Upstairs, there are two bedrooms and a bathroom.

Externally, the property benefits from an enclosed rear garden, along with a garage and off-road parking.



### Entrance Hallway

Approached via Upvc double glazed front door, laminate flooring, radiator, door through to lounge/diner, archway into kitchen.

### Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, electric oven with induction hob with hood, space for fridge/freezer, built in dishwasher & washing machine, wall mounted combination boiler, laminate flooring.

### Lounge/Diner

Glazed sliding doors to rear, television point, two radiators, power points, laminate flooring.

### First Floor Landing

Access to loft via hatch, doors to both rooms.

### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

### Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

### Bathroom

Upvc frosted double glazed windows to front,

panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator, laminate flooring.

### Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn.

### Garage

Up & over door. Parking in front.

### Tenure

Freehold.

### Services

Mains water. gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 91                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      |                         |
| (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 |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

