



18 Towpath Road, Hempsted

Gloucester

£375,000

18 Towpath Road

Hempsted, Gloucester

An exceptional opportunity to acquire a stunning property fronting onto the Gloucester and Sharpness Canal.

This remarkable residence offers a spacious, four-bedroom layout with TWO en-suites, a lounge, a kitchen diner, cloakroom and family bathroom. Further benefits include UPVC double glazing and gas radiator central heating.

Additionally, a noteworthy feature is the First Floor Sitting Room with Double doors leading onto the ROOF TOP GARDEN, providing views of the canal below.

The property also benefits from a well-maintained rear garden, a garage for added storage or parking, and an off-road parking space.

Beautifully maintained by the current owners we highly recommend contacting us today on 01452 543200 to arrange a viewing.

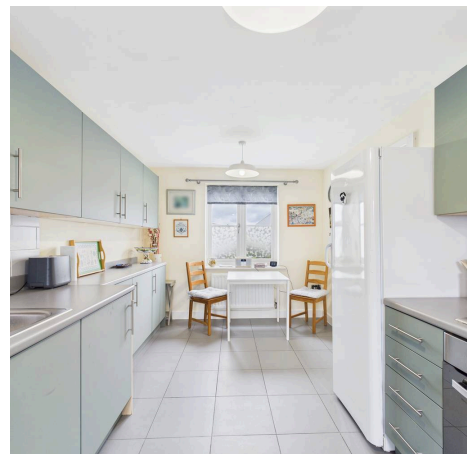
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Facing onto Gloucester and Sharpness Canal
- Four Bedrooms with Two En-Suites
- Lounge & Sitting Room
- Kitchen Diner
- Cloakroom and Family Bathroom
- Roof Top Garden with Views over Canal
- Rear Garden, Garage and Off Road Parking Space
- Energy Rating TBC



Hallway

9' 6" x 6' 11" (2.90m x 2.11m)

WC

4' 10" x 3' 0" (1.47m x 0.92m)

Living Room

15' 3" x 10' 1" (4.65m x 3.07m)

Kitchen

15' 1" x 9' 1" (4.61m x 2.78m)

First Floor Landing

6' 11" x 3' 10" (2.11m x 1.18m)

Bedroom One

9' 4" x 9' 1" (2.85m x 2.77m)

En-suite

9' 2" x 3' 6" (2.80m x 1.07m)

WC

7' 0" x 3' 4" (2.14m x 1.01m)

Sitting Room

15' 3" x 10' 1" (4.65m x 3.07m)

Roof Terrace

20' 6" x 16' 0" (6.26m x 4.87m)

Second Floor Landing

10' 5" x 3' 1" (3.17m x 0.95m)

Bathroom

7' 1" x 6' 3" (2.17m x 1.90m)

Bedroom Two

9' 6" x 9' 2" (2.89m x 2.79m)

En-suite

9' 3" x 3' 6" (2.81m x 1.07m)

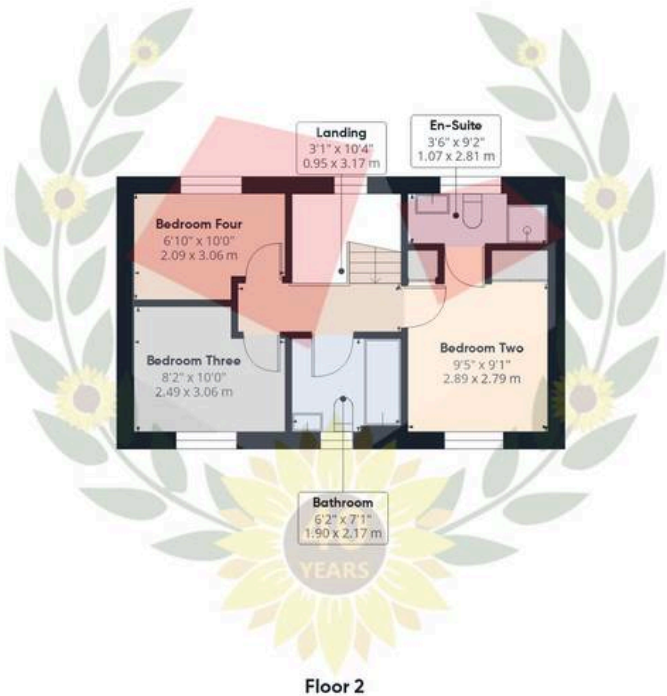
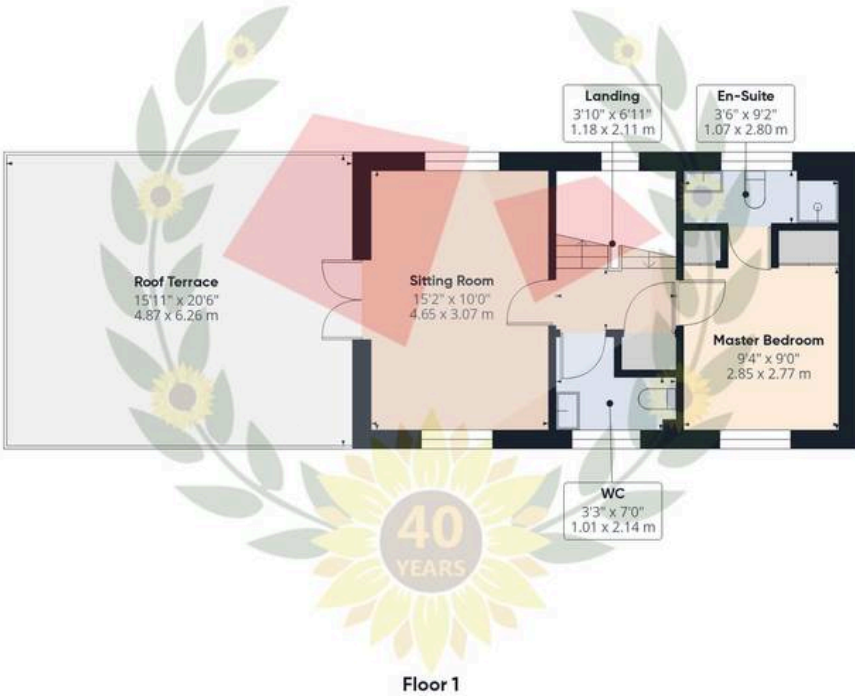
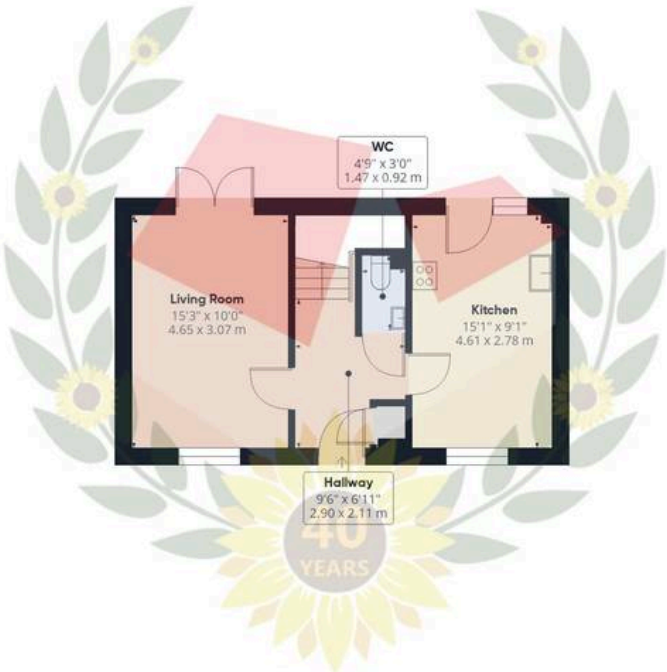
Bedroom Three

10' 0" x 8' 2" (3.06m x 2.49m)

Bedroom Four

10' 0" x 6' 10" (3.06m x 2.09m)





Approximate total area⁽¹⁾

1104 ft²
102.8 m²

Balconies and terraces

325 ft²
30.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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