



55 Hanman Road, Gloucester, GL1 4TJ

Offers Over £200,000

We are pleased to be offering this three-bedroom terraced house which presents an excellent opportunity for families and professionals alike. The property boasts a well-proportioned lounge/diner, perfect for both relaxation and entertaining guests.

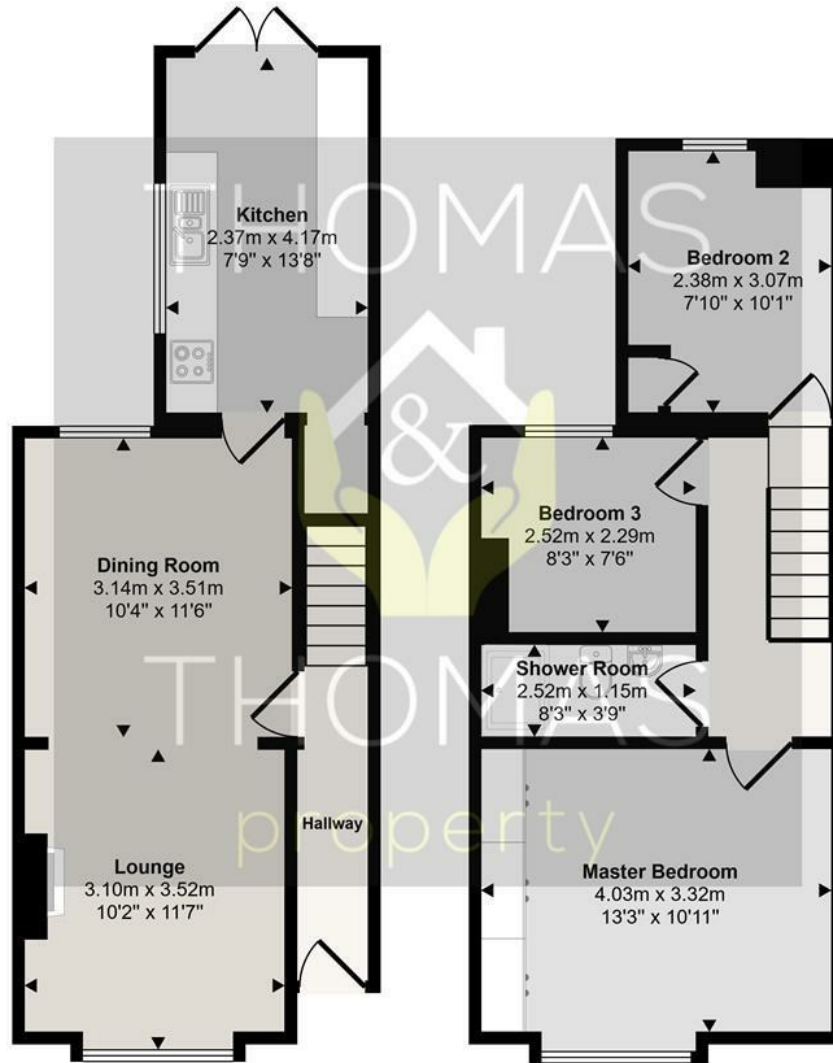
With three bedrooms, there is ample space for a growing family or for those who desire a home office. The shower room is conveniently located, ensuring ease of access for all residents.

The house is in good condition, allowing you to move in with minimal fuss. One of the standout features of this property is the delightful garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in a central location, you will find yourself within easy reach of local amenities, schools, and transport links, making daily life both convenient and enjoyable.

- Three Bedrooms
 - Terraced
 - Garden
- Lounge/Diner
- Shower Room
- Well Presented

Approx Gross Internal Area
76 sq m / 815 sq ft



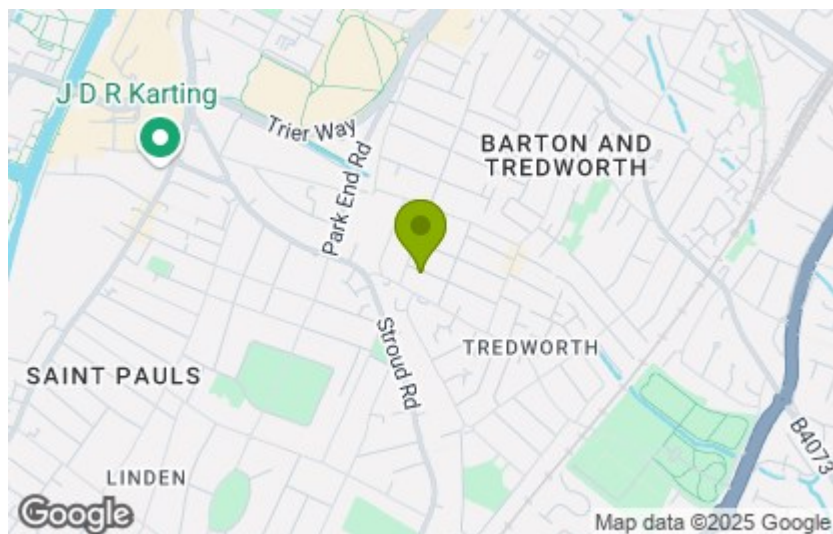
Ground Floor
Approx 39 sq m / 417 sq ft

First Floor
Approx 37 sq m / 398 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			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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