



131 Reservoir Road

Gloucester, GL4 6SX

£550,000



Murdock and Wasley Estate Agents are delighted to present this 1950s four bedroom detached home, ideally situated on the edge of Robinswood Hill Country Park.

In need of modernisation, the property benefits from planning permission for a two storey side and rear extension, a front first floor gable extension along with front and rear single storey extensions, all completed with a full house render and cladding, offering an excellent opportunity to create a forever home.

The accommodation comprises a spacious open-plan lounge and dining area with a coal-burning fireplace, study, workshop, garage and a driveway providing off-road parking for at least four vehicles. There is also a private south-west facing garden which extends over 100ft, creating an ideal space for outdoor entertaining.



Entrance Hall

Accessed via wooden door, power points, radiator, stairs to first floor landing with storage beneath, parquet flooring. Doors lead off:

Cloakroom

Suite comprising: Pedestal wash hand basin with separate hot and cold tap, low-level wc, wall-mounted mirrored cupboard, front aspect window.

Kitchen

Range of wall, base and drawer mounted units, worksurfaces, one and a half bowl stainless steel sink with mixer tap, oven/hob with four ring hob and extractor above. Appliance points, power points, radiator, ideal floor standing boiler, pantry, space for table and undercounter fridge. inset ceiling spotlights, part tiled walls, rear aspect upvc double glazed windows. Doors leading to inner hallway and lean to.

Lean to

Door to utility cupboard with plumbing for a washing machine and a separate door leading to the workshop. Rear and side aspect windows with door leading to the garden.

Lounge

Tv point, power points, radiator, feature coal burning fireplace, rear and side aspect upvc double glazed windows with French doors leading into the garden.

Dining Room

Power points, radiator, front and side aspect upvc double glazed windows.

Study

Power points, radiator, front aspect upvc double glazed window.

Inner Hallway

Power points, door to:

Garage

Up 'n' over door, power and lighting.

Workshop

Power points, rear aspect window.

First Floor Landing

Power point, radiator, airing cupboard housing immersion tank, access to loft via hatch, front aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, front aspect upvc double glazed windows.

Bedroom Two

Power points, radiator, built in wardrobes and dressing table, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

Bedroom Four

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising: bath with shower over, low-level wc, bidet, pedestal wash hand basin with mixer tap, part tiled walls, wall-mounted cupboard, rear aspect upvc double glazed window.

Outside

At the front of the property, a tarmac driveway curves around a raised flower bed, bursting with an array of mature trees, plants, and vibrant shrubs. The driveway is framed by lush greenery, including an assortment of trees, bushes, and colourful flowers, creating a picturesque approach to the home. Stone-cut steps lead up to the front door.

To the rear, the property reveals a stunning, private, and sun-drenched southwest-facing garden. This beautifully landscaped outdoor space is predominantly laid to lawn, interspersed with a flurry of mature trees and carefully curated flower beds. Enclosed by dense hedging, it offers a true sense of seclusion and tranquillity. A gated side entrance provides convenient access.

AGENT NOTE

We are advised that the property has planning permission granted for three years for a double storey side and rear extension. Front first floor gable extension and front and rear single storey extensions with full house render and cladding.

More information can be found at: <https://www.gloucester.gov.uk/planning-development/planning-applications/>
REF: 24/00911/FUL

Tenure

Freehold

Local Authority

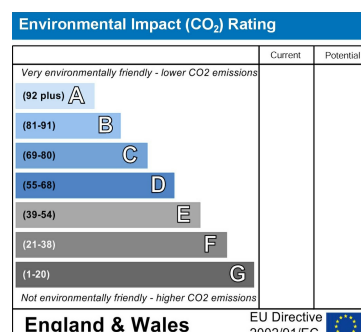
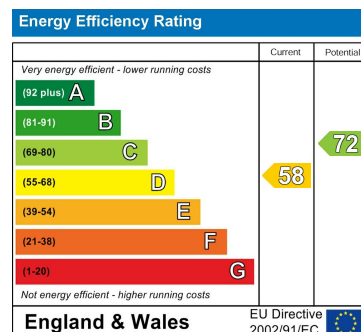
Gloucester City Council
Council Tax Band: E

Services

Mains water, gas, electricity & drainage.

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.



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.

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