

Podsmead Road, Gloucester, Gloucestershire, GL1 5PA.

£575,000

Last used as a residential care home this substantial property could also be utilised by a large family, as an HMO subject to the required licensing or to provide assisted living.

The spacious accommodation is spread across three floors and conveniently provides en suite facilities to all 7 bedrooms with the two on the top floor just having a wash hand basin and wc although there is a bathroom on this floor also.

The property currently has a stairlift in place for all floors along with smoke and fire alarm systems and fire doors and is well presented throughout with three further reception rooms, a useful day office and kitchen with separate utility room.

Outside the front drive offers parking for two cars and there is a large rear garden.

## Services

Mains Gas Central Heating Mains Electric Mains Water and Drainage Broadband Available





## **Entrance Hall**

**Lounge** 16' 6" x 12' 9" (5.03m x 3.88m)

**Dining Room** 11' 4" x 9' 5" (3.45m x 2.87m)

**Kitchen** 11' 3" x 11' 3" (3.43m x 3.43m)

**Utility Room** 14' 7'' x 9' 2'' (4.44m x 2.79m)

**Bathroom** 6' 2'' x 5' 7'' (1.88m x 1.70m)

**Bedroom** 12' 3" x 9' 9" (3.73m x 2.97m)

**En Suite** 6'9" x 5' 3" (2.06m x 1.60m)

**Separate WC** 5' 6" x 2' 9" (1.68m x 0.84m)

## FIRST FLOOR LANDING

**Bedroom** 16' 5" x 12' 7" (5.00m x 3.83m)

**En Suite** 6' 7" x 4' 6" (2.01m x 1.37m)

**Bedroom** 15' 9" x 11' 4" (4.80m x 3.45m)









*En Suite* 6' 1" x 5' 9" (1.85m x 1.75m)

**Bedroom** 12' 2'' x 10' 7'' (3.71m x 3.22m)

*En Suite* 6' 7'' *x* 4' 5'' (2.01*m x* 1.35*m*)

**Bedroom** 10' 5'' x 5' 0'' (3.17m x 1.52m)

*Office* 8' 8'' x 8' 0'' (2.64m x 2.44m)

SECOND FLOOR LANDING

**Bedroom** 18' 7'' x 17' 5'' (5.66m x 5.30m)

*En Suite* 5' 5'' x 2' 9'' (1.66m x 0.84m)

*Bedroom* 12' 5'' x 11' 5'' (3.80m x 3.48m)

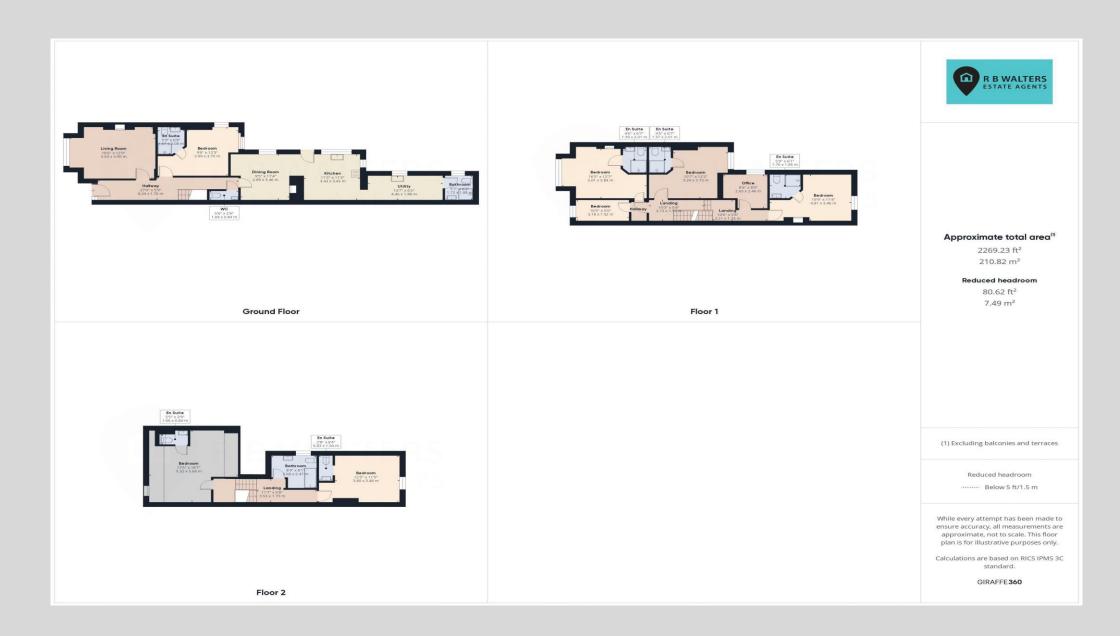
*En Suite* 6' 4'' x 2' 8'' (1.94m x 0.835m)

Bathroom 8' 9'' x 8' 1'' (2.68m x 2.47m)

OUTSIDE

Driveway Parking for 2 Cars

Large Rear Garden



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