



R B WALTERS
ESTATE AGENTS



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*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" (2.01m x 1.35m)

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





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2269.23 ft²

210.82 m²

Reduced headroom

80.62 ft²

7.49 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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