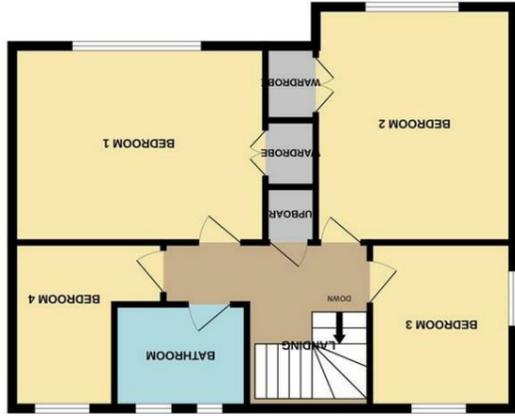
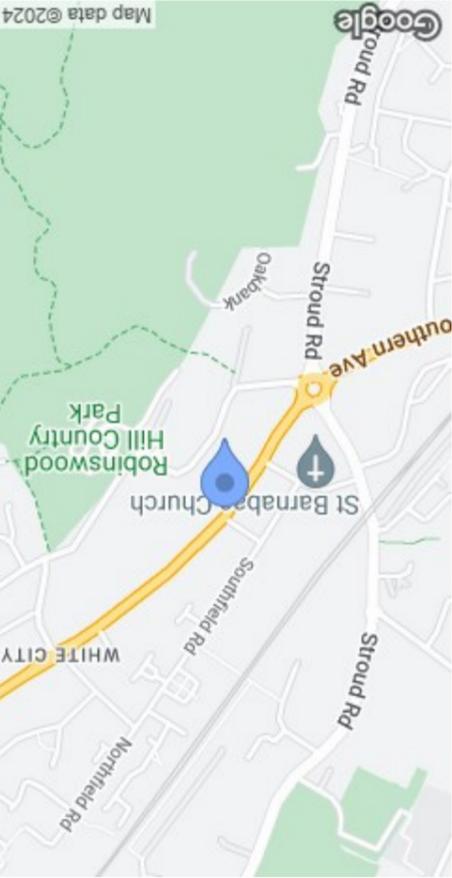




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (low energy)   B: 81-92   C: 69-80   D: 55-68   E: 41-54   F: 27-40   G: 13-26	 A: 10-35 g/kWh   B: 36-45   C: 46-55   D: 56-65   E: 66-75   F: 76-85   G: 86-100



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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194 Reservoir Road  
 Gloucester GL4 6SB



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

## Offers Over £450,000

Spacious four bedroom detached family home with a single garage situated opposite Robinswood Hill Country Park.

Accommodation comprises hallway with parquet flooring, 18ft lounge with parquet flooring, fitted kitchen, 14ft dining/family room, utility/cloakroom and on the first floor four good bedrooms and a bathroom.

Outside you have a block paved driveway leading up to the single garage and an enclosed rear garden with a lawn and decking.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Upvc double glazed side entrance door leads into:

### ENTRANCE HALLWAY

Parquet flooring, single radiator, stairs leading off.

### LOUNGE

18'4 x 11'9 (5.59m x 3.58m)

Parquet flooring, single radiator, coved ceiling, tv point, wall lights, upvc double glazed window to front elevation overlooking the surrounding area.

### KITCHEN

15'2 x 10'4 (4.62m x 3.15m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowls stainless steel sink unit with a mixer tap, built in four burner gas hob, electric double oven and an extractor hood, plumbing for a dishwasher, space for an American fridge/freezer, breakfast bar, upvc double glazed window and door to rear elevation.

### DINING/FAMILY ROOM

14'9 x 11'9 max (4.50m x 3.58m max)

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

### UTILITY/CLOAKROOM

8'7 x 6' (2.62m x 1.83m)

Low level w.c., pedestal wash hand basin, fully tiled walls, tiled floor, plumbing for automatic washing machine, wall mounted gas fired combination boiler, double radiator, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

### LANDING

Built in storage cupboard, access to loft space, picture window to rear elevation overlooking the rear garden.

### BEDROOM 1

15'4 x 11'9 (4.67m x 3.58m)

Built in wardrobes, single radiator, upvc double glazed window to front elevation overlooking the surrounding area and Robinswood Hill.

### BEDROOM 2

14'9 x 11'9 (4.50m x 3.58m)

Built in wardrobes, single radiator, upvc double glazed window to front elevation.

### BEDROOM 3

10'5 x 8'7 (3.18m x 2.62m)

Single radiator, upvc double glazed windows to side and rear elevations.

### BEDROOM 4

10'5 x 9' max (3.18m x 2.74m max)

Single radiator, upvc double glazed window to rear elevation.

### BATHROOM

8' x 5'8 (2.44m x 1.73m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, two upvc double glazed windows to rear elevation.

### OUTSIDE

To the front there is a block paved driveway providing off road parking which in turn leads to a:

### SINGLE GARAGE

Up and over door to front elevation, personal access door and window to side elevation.

The rear garden is laid to lawn with a wooden deck and fencing surround.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: E  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From St Barnabas roundabout proceed into Reservoir Road and proceed along here where the property can be found opposite Robinswood Hill Country Park.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).