



21 Heathville Road, Gloucester, GL1 3DS

£650,000

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Farr & Farr Sales & Lettings 

**21 Heathville Road, Gloucester
GL1 3DS**

£650,000

**HIGHLY INDIVIDUAL AND FINE LOOKING
VICTORIAN DETACHED FAMILY HOME IN A
VERY CONVENIENT POSITION**

Heathville Road is a very popular residential road situated just off the London road within walking distance of the city centre, hospital the railway station and the exciting new development of the Quays. Some of the areas most popular schools are also very close by and access to Cheltenham and the M5 motorway are within very easy reach.

Number 21 has been beautifully looked after in the current ownership for many years and offers very well balanced and large family accommodation, it has the benefits of five bedrooms, one of which is on the ground floor with his own bathroom and three reception rooms. To the exterior, there are formal gardens to both the front and rear of the property but also an additional area with ample parking and six lock up garages which could easily be further developed.

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ENTRANCE HALL

UPVC double glazed front door with leaded light detail. Quarry tiled floor. Arch in hall. Double radiator. Impressive staircase to landing with striped banisters. Coved ceilings. Under the stairs store cupboard.

STUDY 12' 0" x 11' 0" (3.65m x 3.35m)

Coved ceilings. Double radiator. Telephone point.

DINING ROOM 14' 2" x 12' 0" (4.31m x 3.65m)

Timber stripped floor. Windows to the front and side. Double radiator. Fireplace. Cornice ceiling and shelving.

SITTING ROOM 14' 0" x 12' 0" (4.26m x 3.65m)

Double radiator. Timber fireplace. TV point. Windows to the side and rear. Coved ceiling.

BEDROOM 6 12' 0" x 9' 6" (3.65m x 2.89m)

Two double wardrobe cupboards. Double radiator.

ENSUITE BATHROOM

(Of a very good size). White suite of panelled bath. Vanity unit with wash hand basin and cupboards below. Double shower cubicle with marbrex splashback and double headed stainless steel shower. Low level WC. Double radiator. Tiled floor. Extractor fan.

KITCHEN/BREAKFAST ROOM 18' 9" x 12' 0" (5.71m x 3.65m)

Breakfast area with high-quality flooring. Radiator. UPVC double glazed door and window overlooking garden. Kitchen area, very comprehensively fitted with 1 and 1/2 half bowl sink unit with mixer taps cupboards and drawers below. Wall and base units with worktops. High quality flooring. Built-in dishwasher. Built-in double oven and electric hob with glass back plate. Built-in fridge and freezer. Central island unit with cupboard below. Spotlights

FIRST FLOOR LANDING

Radiator. Coved ceiling. Staircase to attic room.

BEDROOM 1 12' 0" x 14' 0" (3.65m x 4.26m)

Windows to the front and side. Double radiator. Vanity unit with wash and basin with cupboards below and light above. Tiled splashback.

BEDROOM 2 14' 0" x 12' 0" (4.26m x 3.65m)

Double radiator. Vanity unit with wash hand basin and cupboards below and light above. Tiled splashback.

BEDROOM 3 12' 0" x 10' 9" (3.65m x 3.27m)

Radiator. Wash hand basin.

BEDROOM 4 12' 0" x 10' 0" (3.65m x 3.05m)

Double radiator.

BEDROOM 5 12" x 10' 6" (1.83m x 3.20m)

Radiator.

BATHROOM

Panelled bath with mixer taps and shower attachment with tiled splashback. Pedestal wash hand basin. Low level WC. Heated towel rail/radiator. Vinyl floor. Large shower cubicle with stainless steel double headed controls and marbrex splashback with glazed folding door. Vanity unit with wash handbasin and cupboard below. Tiled splashback. Low level WC.

SHOWER ROOM

Large shower cubicle with stainless steel double headed controls and marbrex splashback with glazed folding door. Vanity unit with wash handbasin and cupboard below. Tiled splashback. Low level WC.

SECOND FLOOR ATTIC/WORKROOM

UPVC double window. Wall and ceiling beams opening to large area of storage. Attic predominantly boarded

EXTERIOR

Front gardens approached via a double pedestrian gates with walling and large area of a semi circular paved terrace with central stone path surrounded by mature shrub beds and raised beds. Mature tree and gated side access to:- Rear gardens, Westerly backing and predominantly laid to large area of paved terrace with raised flowerbed surrounds. Large driveway with double gates. Gateway leading to a large area of additional parking with SIX GARAGES, all with up and over doors. Enclosed by 6' fencing and wide double gates to Honeyatt Road.

GARAGE 16' 7" x 12' 0" (5.05m x 3.65m)

Up and over door. Power and light. Personnel door and windows to the side and rear.

AGENTS NOTE

COUNCIL TAX: E
EPC: 45-E





GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.

1ST FLOOR
952 sq.ft. (88.4 sq.m.) approx.

2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 2430 sq.ft. (225.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.
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