188 Reservoir Road
Gloucester GL4 6SB

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £650,000

OUTSTANDING CHAIN FREE EXTENDED FIVE DOUBLE BEDROOM SEMI DETACHED VICTORIAN FAMILY HOME with CHARACTER FEATURES to include FIREPLACES and CEILING CORNICE, an INSULATED HOME OFFICE and a GYM sitting within a PLOT OF A FIFTH OF AN ACRE close to Robinswood Hill.

Accommodation comprises hallway, lounge with a bay window and fireplace, dining room, sitting room with a bay window and a fireplace, fitted kitchen with built in appliances, utility room, cloakroom, boot room, bedroom one with fitted wardrobes, bedroom two with fitted wardrobes, bedroom three with fitted wardrobes, bathroom with a white suite, bedroom four, bedroom five with its 12ft dressing room and the shower room.

Outside at the front of the property you have a substantial gravel driveway leading to the former garage/gym.

Around to the rear there is a lovely landscaped garden with a composite deck, lawn, vegetable produce area and an insulated home office.

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.
Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.

Front door under a covered entrance area with an ornate tiled floor leads into:

ENTRANCE HALLWAY
22' x 5'9 max (6.71m x 1.75m max)
Solid oak flooring, stairs leading off with storage space under.

LOUNGE
15'7 x 15'6 max (4.75m x 4.72m max)
Fireplace with an ornate original surround housing a multi burning stove with a tiled hearth, coved ceiling, double radiator, upvc double glazed bay window to front elevation with shutters.

DINING ROOM
13'8 x 11'3 max (4.17m x 3.43m max)
Solid oak flooring, single radiator, wall lights.

SITTING ROOM
14'2 x 14' max (4.32m x 4.27m max)
Fireplace with an ornate original surround and tiled hearth, solid oak flooring, two double radiators, wall lights, upvc double glazed window with shutters to side elevation.

KITCHEN
21'7 x 8'6 (6.58m x 2.59m)
Base and wall mounted units, quartz worktops and splashbacks, single drainer one and a half bowl sink unit with a mixer tap, three built in electric ovens, microwave combination, plate warmer, built in five burner gas hob and extractor hood, built in dishwasher, space for an American style fridge/freezer, tiled floor, three Velux roof lights, downlighters, upvc double glazed window to rear elevation, matching bifold door onto the decking.

UTILITY ROOM
9'8 x 8'6 (2.95m x 2.59m)
Base and wall mounted units, laminated worktops, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, tiled floor, double radiator, downlighters, upvc double glazed window to side elevation.

CLOAKROOM
5'2 x 4'3 (1.57m x 1.30m)
White suite comprising low level w.c., wash hand basin with a mixer tap and cupboards below, partially tiled walls, tiled floor, downlighters, upvc double glazed window to side elevation.

BOOT ROOM/BOILER ROOM
9'3 x 7' (2.82m x 2.13m)
Tiled floor, wall mounted gas fired boiler, hot water cylinder, upvc double glazed door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING
Stairs leading off.

BEDROOM 1
14'6 x 12'5 max (4.42m x 3.78m max)
Former open fireplace with an ornate cast iron surround, built in wardrobes, two double radiators, upvc double glazed windows with shutters to front and side elevations.

BEDROOM 2
13'9 x 11'5 max (4.19m x 3.48m max)
Double built in wardrobe, single radiator, upvc double glazed window with shutters to rear elevation.

BEDROOM 3
13'9 x 9'8 max (4.19m x 2.95m max)
Double built in wardrobe, single radiator, upvc double glazed windows with shutters to side and rear elevations.

FAMILY BATHROOM
White suite comprising panelled bath with electric shower over, low level w.c., wash hand basin, upvc double glazed windows to front and side elevations.

From the landing stairs lead to the second floor.

LANDING
Single radiator, access to boarded loft space with lighting and ladder.

BEDROOM 4
13'3 x 12'4 max (4.04m x 3.76m max)
Former open fireplace with an ornate surround, single radiator, upvc double glazed window with shutters to front elevation.

BEDROOM 5
12'4 x 11'3 max (3.76m x 3.43m max)
Single radiator, upvc double glazed window with shutters to rear elevation.

DRESSING ROOM
12'6 x 9'3 max (3.81m x 2.82m max)
Built in wardrobe, single radiator, downlighters, upvc double glazed window with shutters to rear elevation.

SHOWER ROOM
9' x 5'10 max (2.74m x 1.78m max)
Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboards below, heated towel rail, partially tiled walls, tiled floor, upvc double glazed window to side elevation.

OUTSIDE
To the front there is a gravelled driveway providing off road parking/turning for several vehicles, flower borders and hedgerow. This leads to the former garage which is currently being used as a:

GYM
14'7 x 11'2 (4.45m x 3.40m)
Power, lighting, storage space, French doors to rear elevation onto the composite decking.

To the rear of the property there is a lovely landscaped garden comprising a raised composite deck which leads down to a large lawn with flower borders, vegetable produce area, garden shed and the whole is surrounded by panelled fencing. There is also an:

INSULATED HOME OFFICE
15'7 x 7'6 (4.75m x 2.29m)
Electric panel heater, power, lighting, laminate flooring, downlighters, upvc double glazed French doors and windows to front elevation, matching window to side elevation.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

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

VIEWING

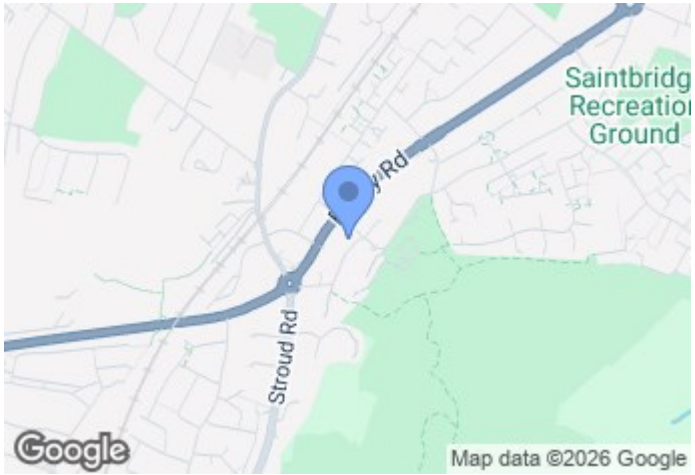
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From St Barnabas roundabout proceed into Reservoir Road and proceed along here where the property can be found.

PROPERTY SURVEYS

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



Reservoir Road, Gloucester
Approximate Gross Internal Area
Main House = 2390 Sq Ft/222 Sq M
Gym, Store & office = 386 Sq Ft/36 Sq M
Total = 2776 Sq Ft/258 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊐⊐ Denotes restricted head height
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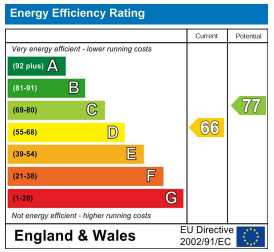

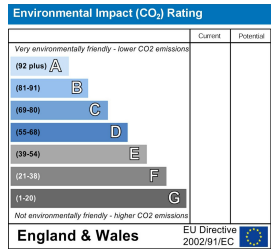

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