



**1 Hill Road**  
**Gloucester GL4 6ST**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 1 Hill Road

## Gloucester GL4 6ST

£530,000

**CHARMING CHARACTERFUL THREE DOUBLE BEDROOM DETACHED PERIOD PROPERTY that has LOVELY MATURE ENCLOSED GARDENS, a 23FT FITTED KITCHEN/DINER with BUILT IN APPLIANCES and is situated on the LOWER SLOPES OF ROBINSWOOD HILL.**

Accommodation comprises hallway with original parquet flooring, lounge with patio doors, kitchen/diner with French doors, utility/passageway, hobby room, shower room, bedroom one with fitted wardrobes, bedroom two with a wash hand basin, bedroom three and the bathroom with a white suite.

Outside of the property you have a block paved driveway and lovely mature gardens that are laid to lawn and patio with well stocked flowers borders

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.



Original hardwood front door leads into:

### **ENTRANCE HALLWAY**

**14'5 x 8'9 max (4.39m x 2.67m max)**

Original parquet flooring, stairs leading off with a recess under having a upvc double glazed window to side elevation, single radiator, downlighters.

### **LOUNGE**

**16'9 x 12'5 max (5.11m x 3.78m max)**

Fireplace housing a coal effect electric fire, arched recesses with shelving and lighting, tv point, double radiator, wall lights, upvc double glazed window to front elevation, matching patio doors to side elevation onto the garden.

### **KITCHEN/DINER**

**23'3 x 10'3 max (7.09m x 3.12m max)**

Base and wall mounted units, oak worktops, single drainer one and a half bowl sink unit with a chrome mixer tap, built in electric double oven, microwave and dishwasher, space for fridge/freezer, breakfast bar, downlighters, single radiator, original parquet flooring, upvc double glazed French doors onto the patio, upvc double glazed window to rear elevation.

### **PASSAGE WAY/UTILITY**

**16'2 x 4'9 max (4.93m x 1.45m max)**

Belfast style sink unit with a tiled splashback, tiled floor, wall mounted gas fired combination boiler, cloaks hanging space, partially glazed doors to front and rear elevations.

### **HOBBY ROOM**

**9'7 x 9'6 (2.92m x 2.90m)**

Plumbing for automatic washing machine, laminated worksurface, wall mounted unit.

### **SHOWER ROOM**

**8'4 x 5'5 (2.54m x 1.65m)**

Walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, fully tiled walls, heated towel rail, tiled floor, upvc double glazed window to front elevation.





From the entrance hallway stairs lead to the first floor.

### **LANDING**

Downlighters, built in storage cupboard, upvc double glazed window to front elevation overlooking the surrounding area.

### **BEDROOM 1**

**16'9 x 12'5 max (5.11m x 3.78m max)**

Built in wardrobe, chest of drawers, single radiator, upvc double glazed windows to front, side and rear elevations.

### **BEDROOM 2**

**10'9 x 10'9 (3.28m x 3.28m)**

Single radiator, wash hand basin with a mixer tap and cupboard below, shaver point and light, upvc double glazed window to rear elevation overlooking the rear garden.

### **BEDROOM 3**

**11'8 x 8'8 (3.56m x 2.64m)**

Built in wardrobe, single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

### **BATHROOM**

**8'7 x 5'5 (2.62m x 1.65m)**

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., wash hand basin with cupboards and drawers below, heated towel rail, partially tiled walls, tiled floor, airing cupboard with slatted shelving and a single radiator, upvc double glazed window to front elevation.

### **OUTSIDE**

To the front there is a block paved driveway providing off road parking for approximately three vehicles. The front garden is laid to lawn with flower borders, plants, shrubs and bushes. The driveway leads to:

### **FORMER GARAGE**

**9'5 x 7'7 (2.87m x 2.31m)**

Double wooden doors to front elevation, power, lighting and storage space over.

The garden continues around to the side of the property where there is a paved patio, flower borders, plants and bushes which leads around to the rear where there is a large paved patio leading onto a lawn with flower borders, plants, shrubs, bushes and trees, brick built storage shed and workshop.

## 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: 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.



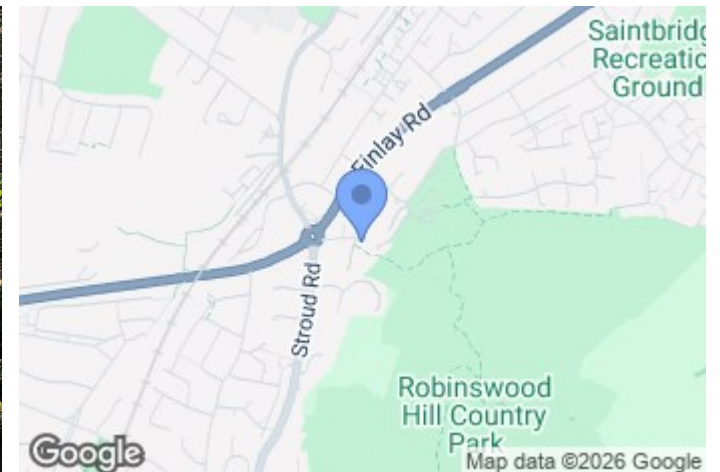


## DIRECTIONS

From St Barnabas roundabout proceed into Reservoir Road then take the first turning left into Hill Road where the property can be found immediately on the left hand side.

## PROPERTY SURVEYS

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



# 1, Hill Road, Gloucester, Gloucestershire



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-81) <b>B</b>
(69-80) <b>C</b>			(49-60) <b>C</b>
(55-68) <b>D</b>			(39-48) <b>D</b>
(39-54) <b>E</b>	63	70	(29-38) <b>E</b>
(21-38) <b>F</b>			(11-28) <b>F</b>
(1-20) <b>G</b>			(1-10) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>





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