

141 Reservoir Road
Gloucester GL4 6SS

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£695,000

OUTSTANDING FIVE BEDROOM STONE FRONTED DETACHED EDWARDIAN FAMILY HOME with CHARACTER FEATURES alongside modern convenience SITTING WITHIN A PLOT OF OVER A FIFTH OF AN ACRE in a desirable location close to Robinswood Hill Country Park.

Accommodation comprises 16ft hallway, lounge with an ornate original fireplace, dining room/study, spacious 34ft kitchen/breakfast/family room with French doors onto the patio, cloakroom, bedroom one with a large bay window, bedroom two with a former open fireplace, bedroom three with a fitted cupboard, the bathroom with a separate shower enclosure, bedroom four with access to loft space and bedroom five.

Outside you have a gravelled driveway/turning area for several vehicles leading to the 27ft garage and gardens with flowers borders.

Around to the rear there is a lovely enclosed garden with a large lawn, patio and well stocked flower borders, plants shrubs, bushes and trees.

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.



Partially glazed front door under a covered entrance area leads into:

ENTRANCE HALLWAY
16'8 x 10'6 max (5.08m x 3.20m max)
Solid oak flooring, double radiator, picture rail, stairs leading off with cupboard beneath, double glazed sash window to front elevation overlooking the gardens.

LOUNGE
15'6 x 14'8 max (4.72m x 4.47m max)
Open fireplace with an ornate original surround and a tiled hearth, solid oak flooring, two double radiators, picture rail, ceiling rose and cornice, secondary glazed sash windows to front elevation overlooking the gardens and driveway, secondary glazed sash window to side elevation.

DINING ROOM/STUDY
16'6 x 13'3 max (5.03m x 4.04m max)
Fireplace housing a solid fuel burning room heater with a tiled and wooden surround, tiled hearth, solid oak flooring, picture rail, ceiling rose and cornice, double radiator, double glazed sash windows to rear elevation overlooking the garden.

KITCHEN/BREAKFAST/FAMILY ROOM
34'5 x 12'2 max (10.49m x 3.71m max)
Base units, granite worktops and splashbacks, one and a half bowl sink unit with a chrome mixer tap, induction hob, electric double oven with a gas supply, built in dishwasher, space for fridge/freezer, four radiators, solid oak flooring, sash windows to either sides, French doors to rear onto the patio.

CLOAKROOM
4'5 x 2'8 (1.35m x 0.81m)
White suite comprising low level w.c. wash hand basin with a mixer tap and tiled splashback, solid oak flooring, chrome heated towel rail, picture rail, extractor fan, window to rear elevation.

From the entrance hallway stairs lead to the first floor.













LANDING
Boiler cupboard housing the gas fired combination boiler with slatted shelving and a sash window, ceiling cornice, stairs leading off, partially glazed door onto the balcony with a wooden balustrade surround.

BEDROOM 1
15'7 x 14'9 max (4.75m x 4.50m max)
Former open fireplace with an ornate cast iron and tiled surround, tiled hearth, picture rail, ceiling cornice, two double radiators, double glazed sash windows to front elevation overlooking the surrounding area.

BEDROOM 2
13'5 x 13' max (4.09m x 3.96m max)
Former open fireplace with an ornate cast iron and tiled surround, tiled hearth, picture rail, double radiator, double glazed sash window to rear elevation overlooking the rear garden.

BEDROOM 3
12'7 x 12'3 max (3.84m x 3.73m max)
Originally built in storage cupboard with shelving, picture rail, double radiator, double glazed sash window to side elevation.

BATHROOM
12'2 x 7'1 (3.71m x 2.16m)
White suite comprising a ball and claw roll top bath with a mixer tap, low level w.c., corner shower enclosure and unit, wash hand basin with a mixer tap, drawers below and tiled splashback, shaver point, chrome heated towel rail, two double glazed sash windows to rear elevation.

From the landing stairs lead to the second floor.

LANDING
Built in storage cupboard.

BEDROOM 4
15'6 x 12'5 max (4.72m x 3.78m max)
Double radiator, access to loft space with lighting, double glazed sash window to side elevation overlooking the surrounding area.

BEDROOM 5
12'8 x 7'6 max (3.86m x 2.29m max)
Single radiator, double glazed sash window to side elevation.

OUTSIDE
To the front of the property there is a gravelled driveway/turning area providing parking for several vehicle, gardens which are partially laid to lawn with flower borders, plants, shrubs, bushes and trees. The driveway leads to a:

SINGLE ATTACHED GARAGE
27'2 x 10'1 max (8.28m x 3.07m max)
Double wooden doors to front elevation, double glazed windows to side elevation, partially glazed door to rear elevation, power and lighting.

To the rear of the property there is access into:

LAUNDRY ROOM
4'4 x 2'8 max (1.32m x 0.81m max)
Plumbing for automatic washing machine, space for tumble dryer, radiator, picture rail, power, partially glazed door.

At the rear of the property there is beautiful enclosed garden with a paved patio steps then lead upto the rest of the garden which is mainly laid to lawn with a winding gravelled pathway, log shed, well stocked flower borders, plants, shrubs, bushes and trees surrounded by panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
Water Meter.

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: F
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Freehold.

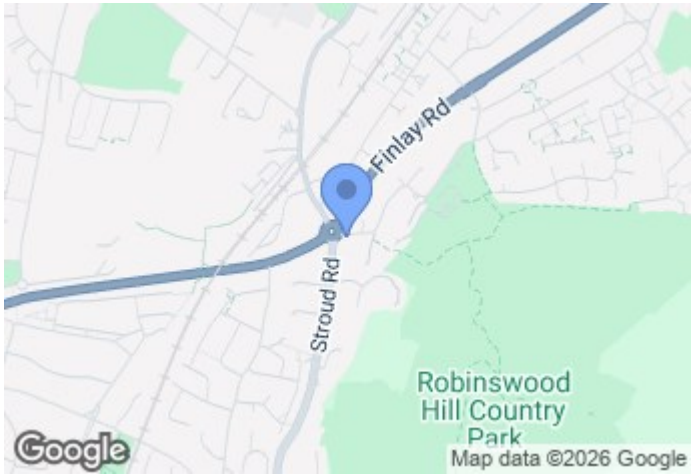
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From St Barnabas roundabout proceed into Reservoir Road where the property can be found on the right hand side.

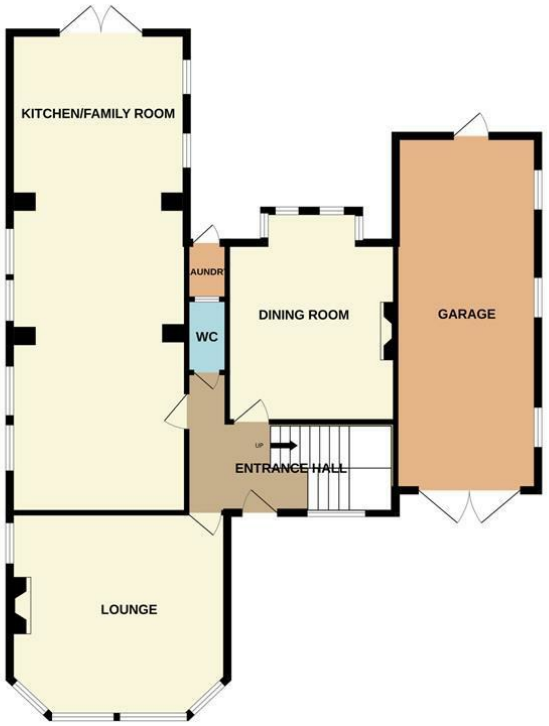
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







GROUND FLOOR



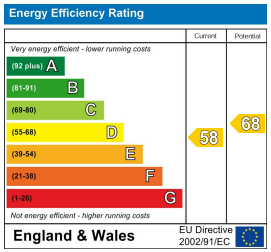
1ST FLOOR

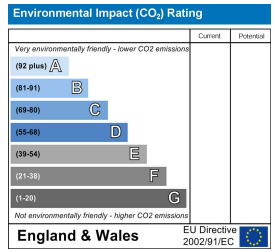


2ND FLOOR



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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