



## Mulberry House Heathville Road , Gloucester, GL1 3DS

**£450,000**



Murdock And Wasley Estates Agents are delighted to bring to the open market this substantial and highly versatile five bedroom detached property offered to the market with no onward chain, situated in the heart of the ever-popular area of Kingsholm

Previously operated as a successful B&B, the property presents a fantastic investment opportunity but equally, the generous and flexible accommodation offers excellent potential for conversion back into a stunning and spacious family home.

The property offers four generously sized reception rooms and five well-proportioned bedrooms, complemented by three en-suite bathrooms. Externally, the home benefits from a beautiful walled garden, a double garage, and off-road parking.

Offering both character and versatility, this unique property must be viewed to fully appreciate the size, layout, and potential it has to offer.



### Entrance Hall

Accessed through wooden door, power points, radiator, dado rail, coving, door to understairs storage, stairs to first floor landing. Doors lead off:

### Cloakroom

Low level wc, wall mounted wash hand basin with separate taps over, radiator, front aspect wooden glazed window.

### Lounge

Tv point, power point, feature fireplace, radiator, coving, front aspect wooden glazed window.

### Family Room

Power points, radiator, coving, rear aspect wooden glazed doors leading to the:

### Conservatory

Of brick and wooden construction with polycarbonate roof. Tv point, power points, radiator, tiled flooring, rear aspect wooden glazed doors leading to rear garden.

### Dining Room

Power points, two radiators, space for dining table, leading to:

### Study

Power points, rear aspect wooden glazed window.

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/grill with five ring gas hob and extractor hood over. Integral microwave, space for dishwasher, partly tiled walls, rear aspect wooden glazed window.

### Utility Room

Range of base and wall mounted units, power points, radiator, laminate flooring, wooden door to garage, side aspect wooden glazed door leading to garden.

### First Floor Landing

Power points, radiator, wooden door to airing cupboard, dado rail, coving, access to loft space, side aspect wooden glazed window. Doors lead off:

### Bedroom One

Tv point, power point, radiator, wooden door walk in wardrobe, coving, rear aspect wooden glazed window, door to:

### En-Suite

Suite comprising low level wc, pedestal wash hand basin, shower cubicle with shower off the mains, heated towel rail, shaver point, inset ceiling spotlights, rear aspect frosted wooden glazed window.

### Bedroom Two

Tv point, power point, built in wardrobes, radiator, inset ceiling spotlights, front aspect wooden glazed window. Door to:

### En-Suite

Suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap over?, heated towel rail, partly tiled walls, inset ceiling spotlights.

### Bedroom Three

Tv point, power points, radiator, coving, front aspect wooden glazed window. Door to:

### En-Suite

Suite comprising low level wc, wall mounted wash hand basin, shower cubicle with electric shower over, partly tiled walls, inset ceiling spotlights.

### Bedroom Four

Tv point, power points, two radiators, coving, two front aspect wooden glazed windows.

### Bedroom Five

Tv point, power point, radiator, rear aspect wooden glazed window.

### Bathroom

Suite comprising low level wc, panelled bath with mixer tap and shower attachment over, vanity wash hand basin. Heated towel rail, partly tiled walls, rear aspect wooden glazed window.

### Outside

The front of the property offers off road parking with mature trees and hedging. It also provides access to the double garage accessed via an up-and-over door.

A metal gate provides side access to the rear garden for convenience.

The rear of the property benefits from a generously sized, private garden fully enclosed by feature brick walling. The garden is partly laid to lawn with two paved patio areas ideal for outdoor eating and entertaining.

### Tenure

Freehold.

### Local Authority

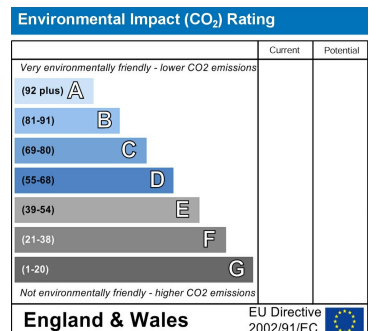
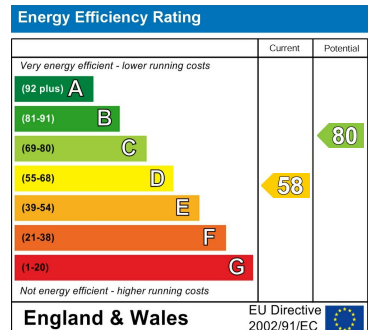
Gloucester City Council  
Council Tax Band: E

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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