



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

**£445,000**

Ref: LG24522

**A SUBSTANTIAL VICTORIAN SEMI DETACHED HOUSE NEEDING COMPREHENSIVE UPDATING**  
**SET IN ONE OF GLOUCESTER'S MOST POPULAR RESIDENTIAL AREAS**

Heathville Road is one of Gloucester's most popular and convenient residential roads just 1/4 mile to the East of the City centre. The Hospital, Cathedral and exciting Docklands development are all within very easy reach. Some of the area's most sought after schools are very close by and access to Cheltenham and the M5 is only a short drive. Number 26 has been in the same family ownership over many years and offers very large three storey accommodation that is now in need of refurbishment. Internally there are 6 plus bedrooms and a bathroom, 3 reception rooms to the ground floor as well a good sized kitchen which adjoins the conservatory and garden as well as an attic playroom, upstairs office and ground floor shower room. To the exterior there is ample parking to the front with a large garage and very large rear gardens which are well maintained.



## ACCOMMODATION

### ENTRANCE PORCH

Mosaic quarry tiled floor. Original half glazed front door to:-

### ENTRANCE HALL

Mosaic quarry tiled floor. Deep cornice ceiling. Central ceiling rose. Double radiator. Staircase turning to landing with understairs cupboard and good sized store. Door to garage. Shelved cupboard.

### CLOAKROOM

Low level W.C. Corner wash hand basin. Part tiled walls. Wet room floor with Mira shower. Extractor fan.

**SITTING ROOM** 13' 10" x 12' 9" (3.96m x 3.88m) plus deep bay.

Fireplace (closed). Five wall light points. Deep cornice ceilings. Large bay window to the front.

**STUDY** 12' 6" x 8' 7" (3.81m x 2.61m)

Lovely Victorian fireplace with cast iron grate. Radiator. Picture rails. Shelving.

**DINING/BREAKFAST ROOM** 12' 10" x 10' 11" (3.91m x 3.32m)

Large fireplace with Ideal gas fired central heating boiler. Radiator. Built in dresser with cupboards and drawers below and shelving above. Window overlooking the rear garden. Door to:-

**KITCHEN** 14' 3" x 8' 8" (4.34m x 2.64m)

Double drainer sink unit with cupboards below. Wall and base units. Worktops. Part tiled walls. Windows to both sides. Double sliding glazed doors to:-

**CONSERVATORY** 13' 5" x 10' (4.09m x 3.05m)

Double radiator. Upvc sliding patio doors to terrace and garden.

### FIRST FLOOR

Staircase to second floor.

**BEDROOM 1** 13' 11" x 12" (4.24m x 3.65m)

Complete range of wardrobe cupboards with cupboards above and drawers with matching bedside cabinets.

### SMALL ENSUITE

Shower with shower cubicle. Bidet. Wash hand basin.

**BEDROOM 2** 13' 11" x 10' 5" (4.24m x 3.17m)

Victorian cast iron fireplace with open grate. Radiator.

**BEDROOM 3** 12' 10" x 10' 0" (3.91m x 3.05m)

Victorian cast iron fireplace with open grate.

**BEDROOM 4** 12' 10" x 9' 11" (3.91m x 3.02m)

Victorian cast iron fireplace. Radiator.

**DRESSING ROOM** 8' 10" x 6' 1" (2.69m x 1.85m)

Door to:-

**PLAYROOM/BEDROOM 5** 11' 1" x 8' 11" (3.38m x 2.72m)

### BATHROOM

Panelled bath with Triton shower and tiled splashbacks. Wash hand basin. Low level W.C. Heated towel rail/radiator.

### SECOND FLOOR

**PLAYROOM/STUDIO** 18' 3" x 13' 5" (5.56m x 4.09m)

Wood stripped floor. Window to the end. Access to loft.

**STORE ROOM/WORKROOM** 13' 5" x 6' 11" (4.09m x 2.11m)

**BEDROOM 6** 11' x 7' 5" (3.35m x 2.26m)

Access to eaves storage. Wardrobe cupboard. Radiator. Views over the garden.

### EXTERIOR

Front gardens with parking for 2/3 cars on macadam pavia driveway. Path to front door. Outside lighting.

**GARAGE** 18' 6" x 10' 3" (5.63m x 3.12m)

Gas meters. Shelving. Light. Power.

Rear garden with good area of paved terrace and path. Predominantly laid to lawns with shrub beds approximately 180' in length.

### AGENTS NOTE

EPC: F-32

COUNCIL TAX: D







Approx. Total Area: 220.0 m<sup>2</sup> / 2452 ft<sup>2</sup>

Drawn by: [longlevens@farrandfarr.co.uk](mailto:longlevens@farrandfarr.co.uk)

This plan is for layout guidance only. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, Farr & Farr Longlevens cannot accept any responsibility for any errors or omissions. Please check all dimensions, offsets and complete readings before making any decisions based upon this plan.

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**Farr & Farr Longlevens Tel: 01452 380444 Email: [longlevens@farrandfarr.co.uk](mailto:longlevens@farrandfarr.co.uk)**