



15 The Firs, Heathville Road, Gloucester, Gloucestershire, GL1 3EW

£150,000

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Farr & Farr Sales Lettings 

**15 The Firs, Heathville Road,
Gloucester, GL1 3EW**

£150,000

This very well presented two-bedroom apartment is situated in The Firs on Heathville Road and benefits from a garage.

A well-kept communal hallway leads to the second floor and into the property. The front door opens into an entrance hall with cupboard.

A large living / dining room features a bay window with far reaching views while a modern kitchen is well-fitted with a range of wall, base and drawer units.

Two bedrooms are accessed off the entrance hall and the large master bedroom has fitted wardrobes. Completing the property is a bathroom.

The Firs benefits from a garage and is well located with excellent access to Gloucester City Centre and the train station.

www.farrandfarr.co.uk

Entrance Hall

Door off communal hallway. Vinyl flooring. Radiator. Cupboard housing water tank. Access to loft via hatch.

Living / Dining Room 12' 2" x 18' 8" (3.705m x 5.68m)

Double glazed bay window. Carpet. Two radiators.

Kitchen 7' 0" x 9' 9" (2.135m x 2.970m)

Double glazed window to side. Range of wall, base and drawer units. Laminate worktop over. Double stainless steel sink with mixer tap. Vinyl flooring.

Bedroom One 10' 4" x 16' 0" (3.16m x 4.87m)

Double glazed window. Carpet. Radiator. Fitted wardrobes with mirrored sliding doors.

Bedroom Two 8' 4" x 13' 4" (2.55m x 4.07m)

Double glazed window to side. Carpet. Radiator.

Bathroom 6' 9" x 6' 8" (2.065m x 2.042m)

Frosted double glazed window. WC. Basin. Bath with electric shower over. Part tiled walls. Vinyl flooring. Radiator.

Garage En Bloc

Lease Details

Agents Notes

EPC Rating - C

Council Tax - Band B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

597 sq.ft. (55.4 sq.m.) approx.

TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre
2a Worcester Street
Gloucester GL1 3AA
📞 01452 500025
✉ enquiries@
farrandfarr.co.uk

Hucclecote
50 Hucclecote Road
Gloucester GL3 3RT
📞 01452 613355
✉ hucclecote@
farrandfarr.co.uk

Longlevens
125 Cheltenham Road
Gloucester GL2 0JQ
📞 01452 380444
✉ longlevens@
farrandfarr.co.uk

Lettings
40 Oxstalls Way
Gloucester GL2 9JQ
📞 01452 238298
✉ lettings@
farrandfarr.co.uk