

**PRICE: £137,500**

**REF: LG24223/JF**

**1 THE FIRS  
HEATHVILLE ROAD  
GLOUCESTER  
GL1 3EW**



**A GOOD SIZE GROUND FLOOR APARTMENT IN THIS  
POPULAR AND CONVENIENT 1970'S DEVELOPMENT**

## **1 THE FIRS, HEATHVILLE ROAD, GLOUCESTER**

Heathville Road is a popular residential road situated just off the London Road less than ½ mile to the East of Gloucester City centre. Excellent schooling and the hospital are within walking distance, bus services are on the doorstep and access to Cheltenham and the M5 is only a short drive.

Number 1 is a good size ground floor apartment in this popular development. Internally it is gas central heated and has double glazing and to the exterior the added benefit of a garage.

**TWO BEDROOMS: SITTING ROOM: SEPARATE KITCHEN:  
BATHROOM/SHOWER ROOM: GAS CENTRAL HEATING: DOUBLE GLAZING:  
WELL KEPT COMMUNAL GARDENS: GARAGE:**

### **COMMUNAL HALL:**

Entry phone system to the second floor.

### **ENTRANCE HALL:**

Radiator. Storage cupboard. Entry phone. Access to loft.

### **KITCHEN: 12'4 x 6'9.**

Inset single drainer steel sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Gas fired central heating boiler. Space for fridge. Plumbing for washing machine and space for cooker. Double glazed window.



**SITTING ROOM: 15'6 x 13'5**

Double radiator. T.V and cable points. Electric Fire.





**BEDROOM 1: 10'9 x 9'7**

Two double fitted wardrobes. Radiator



**BEDROOM 2: 10'9 x 8'1**

Radiator. Wardrobe cupboard.



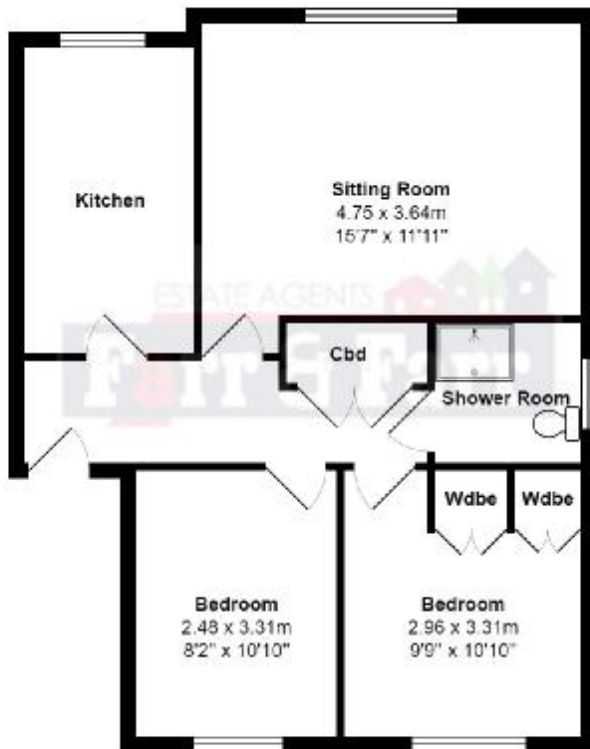
**BATHROOM:**

Part tiled walls. Mira shower. Low level WC and wash basin. Corner shelving.

**EXTERIOR:**

Communal gardens laid mainly to lawns with shrub beds and bushes. Bin store and drying area.

**GARAGE:**



**EPC: C70**

**AGENTS NOTE:  
All room sizes are  
approximate**

**VIEWING STRICTLY BY  
APPOINTMENT THROUGH  
THE AGENT**