

ESTATE AGENTS



# Farr & Farr

farrandfarr.co.uk

**PRICE: £379,950**

**REF: LG24234/JF**

**51 HEATHVILLE ROAD  
KINGSHOLM  
GLOUCESTER  
GL1 3JB**



**A SURPRISINGLY LARGE 1930'S SEMI DETACHED HOUSE IN A  
VERY POPULAR AND QUIET TREELINED ROAD**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ office@  
farr-farr.co.uk

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
farr-farr.co.uk

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farr-farr.co.uk

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421  
✉ churchdown@  
farr-farr.co.uk

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298  
✉ lettings@  
farr-farr.co.uk

## **51 HEATHVILLE ROAD, KINGSHOLM, GLOUCESTER**

Number 51 is situated in the quiet section of Heathville Road being treelined and running between Denmark and Lansdown Roads. The City centre is just over ½ mile to the South West, some of the areas most sought after schools are within walking distance and access to the Quays development and Cathedral is close by. Cheltenham and the M5 is a short drive.

Number 51 has been well maintained in the current ownership over many years but could do with a little gentle upgrading. Within the accommodation are 3 double bedrooms and a good bathroom as well as 2 intercommunicating reception rooms, breakfast room and kitchen. It is heated by gas, has double glazing and to the exterior, ample parking and quite delightful enclosed Westerly backing rear gardens.

**THREE DOUBLE BEDROOMS: WELL FITTED BATHROOM: SITTING ROOM WITH ADJOINING DINING ROOM: BREAKFAST ROOM AND KITCHEN: GAS CENTRAL HEATING: DOUBLE GLAZING: AMPLE PARKING TO THE FRONT: QUITE DELIGHTFUL 120' WESTERLY BACKING PRIVATE REAR GARDENS:**

### **COVERED PORCH:**

Half glazed door to:-

### **ENTRANCE HALL:**

Staircase to landing. Boxed radiator. Good sized understairs cupboard with window.

### **SITTING ROOM: 16'2 x 13'1.**

Bay window to the front with Upvc double glazing and leaded light tops. Fireplace (closed). Double radiator. Wide arch to:-



**DINING ROOM: 13'10 x 11'.**

Radiator. Upvc double glazed sliding patio doors to terrace and garden.





**BREAKFAST ROOM: 10'8 x 8'.**

Built in sideboard with worktops, cupboards below and cupboards above. Shelved cupboard. Radiator. Vaillant gas fired central heating boiler. Extractor fan. Window to the side. Door to:-



**KITCHEN: 7'8 x 7'8.**

Single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Wall cupboards. Space for cooker. Window to the side and overlooking the garden. Upvc double glazed door to drive.



**FIRST FLOOR:**

**LANDING:**

Access to loft. Flank window.

**BEDROOM 1: 16'4 x 13'.**

Bay window to the front with leaded light tops. Double radiator.



**BEDROOM 2: 14' x 11'.**

Radiator. Cable point. Windows overlooking the rear garden.



**BEDROOM 3: 10'8 x 8'2.**

Double radiator. Upvc double glazed window overlooking the garden.



**BATHROOM:**

White suite of panelled bath with separate Mira shower. Tiled splashbacks and curtain. Pedestal wash hand basin. Low level W.C. Vinyl floor. Half tiled walls. Radiator. Large wall mirror.





**EXTERIOR:**

Front gardens with timber fencing. Wide gateway. Parking for 3 cars with area of lawn. Hedge to one side and fencing to the other. Double gates to driveway. Security lighting. Opening to:-

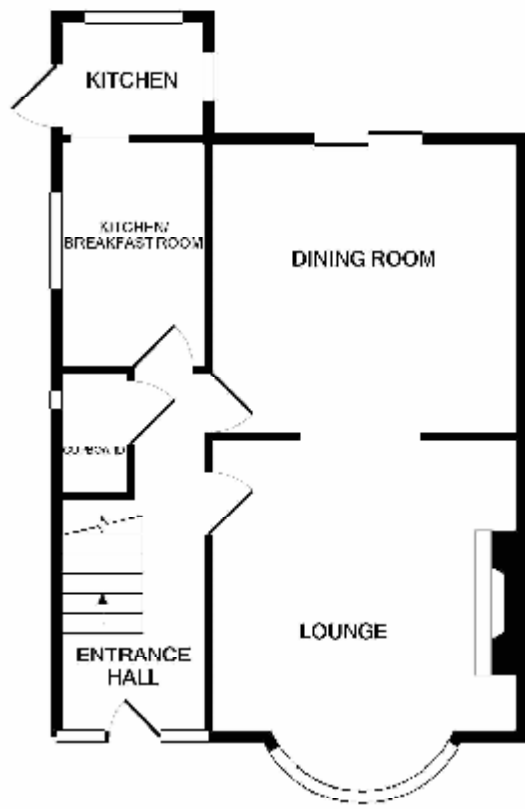
Rear gardens Westerly backing 120' in length with large area of paved terrace. Lawns with hedging giving near complete privacy. Mature fruit and other mixed trees. Outside tap.



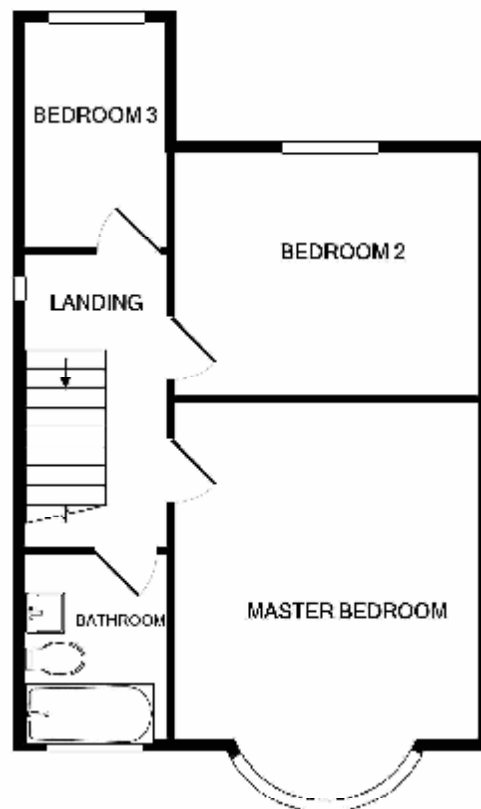








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Meupia ©2021

**EPC: D-61**

**AGENTS NOTE:**

**All room sizes are approximate**

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**