



Heathville Road, Kingsholm GL1 3DS
£650,000



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• Charming & characterful semi-detached family home • Six double bedrooms & multiple reception rooms across three floors • Generous & flexible living accommodation throughout • Mature rear garden measuring over 100ft in length • Detached garage & driveway providing off-road parking for multiple vehicles • Situated in the popular leafy suburb of Kingsholm • EPC rating E42 • Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026

£650,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Entrance Hallway

Upon entering the hallway via the porch, charming and characterful features instantly greet you with the original quarry tiled flooring, pictures rails, cornicing's and grand staircase with plenty of storage below. The character features continue throughout the home. Access from the hallway is provided to the living room, study, dining room and to an internal hallway.

Living Room

The generous sized living room allows an abundance of natural light into the room via the large windows overlooking the front aspect of the property. Feature fireplace adds further warmth to the room with large double doors to the rear opening to the study behind.

Study

Versatile room provides the flexibility for many uses to include study, home office or second living room with additional window overlooking the front aspect.

Internal Hallway

Ideal space for shoes and coats is provided before opening through to the downstairs w.c and breakfast room.

Downstairs W.C

White suite cloakroom comprises w.c, wash hand basin and window with frosted glass overlooking the side aspect.

Breakfast Room

Formerly the main kitchen area, the room offers the flexibility to become the kitchen again or an addition to the main kitchen area with door connecting the rooms. Original Rayburn is installed whilst window overlooks the side aspect.

Dining Room

Generous sized dining room with windows overlooking the rear Veranda with door providing access to the Veranda itself. Access is also provided to the kitchen.

Kitchen

The kitchen provides ample worktop and storage space with plumbing for a dishwasher below. Convenient space for a free standing fridge freezer and range cooker is also provided. Window overlooks the side aspect whilst access is provided to the utility area.

Utility Area

Further worktop and storage space is provided



alongside plumbing for an automatic washing machine. Access is provided to the shower room and additional access to the rear garden is also provided.

Shower Room

Wet room with wheel chair access comprises w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the side aspect.

Landing

Expansive landing area provides access to four double bedrooms, family bathroom, internal hallway and to a second staircase leading to the top floor of the property. Natural light streams into the area via the skylight above.

Master Bedroom

Double bedroom with two sets of built-in wardrobes within the alcoves and windows overlooking the rear garden. Access is provided from the room to bedroom four offering the potential to be converted into an en-suite or dressing room if required.

Bedroom Two

Double bedroom with with window overlooking the front aspect. Formerly used as a bedsit, the room also benefits from a kitchenette which can be converted to an en-suite or dressing area if required.

Bedroom Three

Double bedroom with window overlooking the front aspect.

Family Bathroom

White suite bathroom comprises w.c, wash hand basin, free standing roll-top bath with shower attachment over and folding safety bars, built-in airing cupboard and window with frosted glass overlooking the side aspect.

Internal Hallway

The hallway benefits from convenient storage space whilst providing access to bedroom four and to an additional shower room. Combined with the two rooms, the hallway offers separate access to easily become a bedroom with en-suite if required.

Bedroom Four

Double bedroom with feature fireplace and window overlooking the rear aspect.

Shower Room

White suite shower room comprises w.c, wash hand basin, shower cubicle and two windows with frosted glass overlooking the side aspect.

Second Floor Landing

Light and airy landing space provides access to two further bedrooms and built-in storage cupboards.

Bedroom Five

Double bedroom with window overlooking the rear aspect.

Bedroom Six

Double bedroom with window overlooking the front aspect.

Outside

To the rear, the property a beautifully maintained mature garden enclosed with fenced borders. Many trees, hedgerows and planting throughout the garden help to keep a peaceful and tranquil setting allowing much wildlife to enjoy the garden also. A vegetable plot and pond to the rear of the garden is found alongside a decked area providing an ideal setting area looking back down the beautifully landscaped garden. A detached outbuilding is also found providing suitable



storage and workshop space and offers the potential to be transformed into a home office if required. Gated side access leads to the front of the home where an additional lawned area is found alongside the block paved driveway providing off-road parking for multiple vehicles.

Location

The characterful and favoured residential setting of Kingsholm is located half a mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London

Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

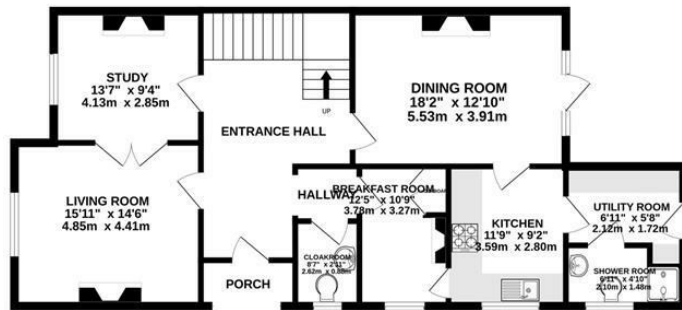
Heating: Combination of gas central heating and electric heating.

Broadband speed: Basic 7 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps download speed.

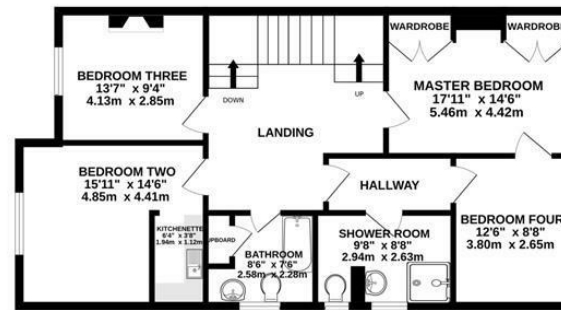
Mobile phone coverage: EE, Vodafone, Three, O2.



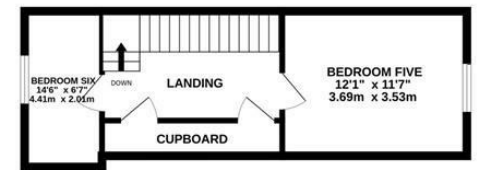
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Unit C Barge Arm East, Gloucester Docks, GL1 2DQ | Tel: 01452 398010 | Email: docks@naylorpowell.com | www.naylorpowell.com

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