



The Firs Heathville Road, Gloucester GL1 3EW
£149,950



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• Second floor two double bedroom apartment • Separate kitchen & living accommodation • Off-street parking & garage • Convenient central location • Ideal for first time buyers or investors • Potential rental income of £975pcm • EPC rating C78 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

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Entrance Hall

Front door opening into an entrance hall with a storage cupboard.

Living / Dining Room

Spacious living room with a generous sized area for a dining table.

Kitchen

Galley style kitchen, with ample worktop and storage space, provides suitable room for many freestanding appliances.

Master Bedroom

Large double bedroom with fitted wardrobes.

Second Bedroom

Doubled bedroom with scope to also be used as a home office if required.

Bathroom

White suite to include wash hand basin, W.C and bath with overhead shower.

Garage

Large garage area with enough space to store/park a car

Location

The characterful and favoured residential setting of

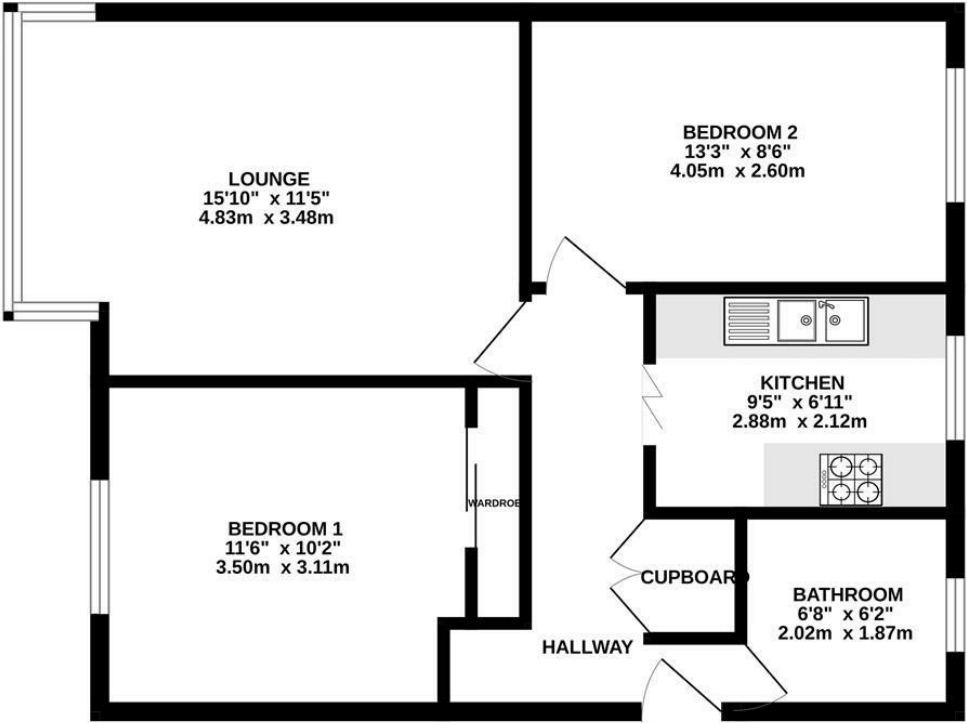
Kingsholm is located half a mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst 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: Leasehold of 947 years, with a service charge of £1,637.92 per annum. Reviewed yearly via residents at AGM. Managed by Cambray Property Management. (Information correct as of 1/10/25).
Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026
Electricity supply: Mains
Water supply: Meter
Sewerage: Mains
Heating: Gas
Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed
Mobile phone coverage: EE, Three, O2 & Vodafone.



GROUND 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

