



**Heathville Road, Kingsholm GL1 3DS**  
**Offers Over £425,000**



## Heathville Road, Kingsholm GL1 3DS

- Set within the historic and period suburb of Kingsholm
- Four double bedrooms set over three floors
- Well appointed modern open plan kitchen breakfast room
- Three spacious and flexible reception spaces
- Charming original Edwardian features throughout
- Off road parking
- EPC D56

**Offers Over £425,000**

### Accommodation

Built in the late 1800's and demanding attention upon first approach, this charming Victorian redbrick home offers an ample sized entrance hall providing an ideal space for coats, shoes, prams and such like before stepping through the charming original front door with stain glass feature panelling. The front of the property offers a generously sized living room with feature bay window overlooking the leafy suburb and charming wood burning stove for the winter months. Moving towards the rear, the property provides a further generous second reception space, currently utilised as a formal dining space, the area would lend itself to various requirements including playroom or secondary seating area with statement feature fireplace and surround before leading through to the extended kitchen breakfast room. Flooded with natural light, the well appointed and modern kitchen space seamlessly blends into the character of the property offering ample space for a free standing range cooker alongside an integrated dishwasher. The space flows through to the breakfast area that lends itself to families providing a flexible and versatile space having French doors leading out to the rear garden. Further access can be found to the ground floor w.c and utility cupboard which provides plumbing for an automatic washing machine in addition to space for further storage or tumble dryer.

Leading from the hallway, the dogleg stairs provides access to the first floor offering two generous sized double bedrooms both offering feature aspects throughout.

Leading from the landing, the family bathroom offers a white suite to include corner bath with shower over, w.c and wash hand basin. Dogleg stairs continue to the second floor to complete the property with a further two generous double bedrooms.

### Outside

Approached via the leafy suburban streets of Kingsholm, the property provides off road parking for two vehicles housed by mature planting and shrubs which in turn leads through gated pedestrian access to the rear. Offering low maintenance, the rear garden offers both patio and gravel areas offering a charming and secure area framed by established planting and borders.

### Location

The characterful and favoured residential setting of Kingsholm is located half a mile and 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.

### Local Authority, Services & Tenure

Gloucester City Council - C.

Mains water, drainage, electric and gas.

Freehold.



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

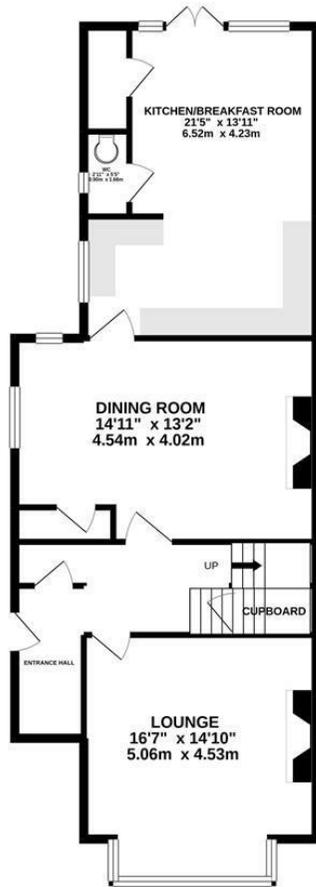
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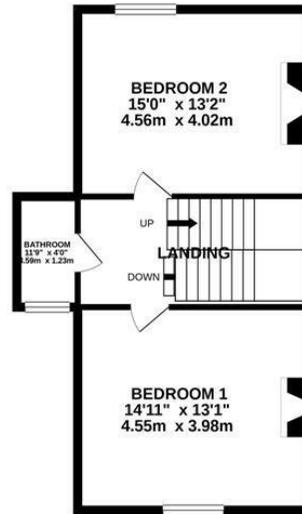
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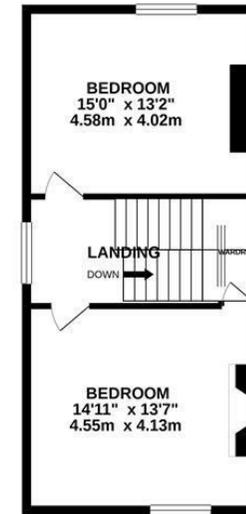
GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1967 sq.ft. (173.4 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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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.

