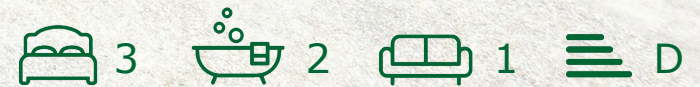




121 Reservoir Road  
, Gloucester, GL4 6SX

**£510,000**



\*\*\*\*OPEN HOUSE FOR VIEWINGS,  
Saturday 27th June 10am-12pm\*\*\*\*

Nestled on the charming Reservoir Road in Gloucester, this delightful detached family home boasts a unique and appealing design, with three well-proportioned bedrooms, this property offers ample space for a growing family. The home features a welcoming reception room, perfect for entertaining or relaxing.

The property is set against the picturesque backdrop of the lower slopes, ensuring a tranquil environment while still being within easy reach of the stunning Robinswood Hill and the expansive country park. This location is ideal for those who enjoy outdoor activities, scenic walks, and the beauty of nature.

### Entrance Hall

Lounge  
15'11" x 11'1" (4.85m x 3.38m)

Family Room  
20'7" x 11'8" (6.27m x 3.56m)

Music/Study  
12'2" x 9'2" (3.71m x 2.79m)

Kitchen/Breakfast Room  
12'1" x 11'7" (3.68m x 3.53m)

Shower Room

Utility  
11'10" x 5'6" (3.61m x 1.68m)





Pantry

Garage

16'11 x 8'4 (5.16m x 2.54m)

Bedroom 1

15'11 x 11'1 (4.85m x 3.38m)

Bedroom 2

12'3 x 9'7 (3.73m x 2.92m)

Bedroom 3

12'3 x 9'6 (3.73m x 2.90m)

Bathroom

**OUTSIDE**

The property is set back from the road in a semi elevated position and offers a large gravel drive with ample parking.

The gardens are very private and a generous size , being 130 ft approx. There is three sections to the garden, the first being a terrace that adjoins a large area of brick pergola with seating and paths below opening into a large area of lawn with many mixed trees, hedges, and shrub beds. The central path leads through a conifer hedge via an arch.

**Services**

Main drainage, gas

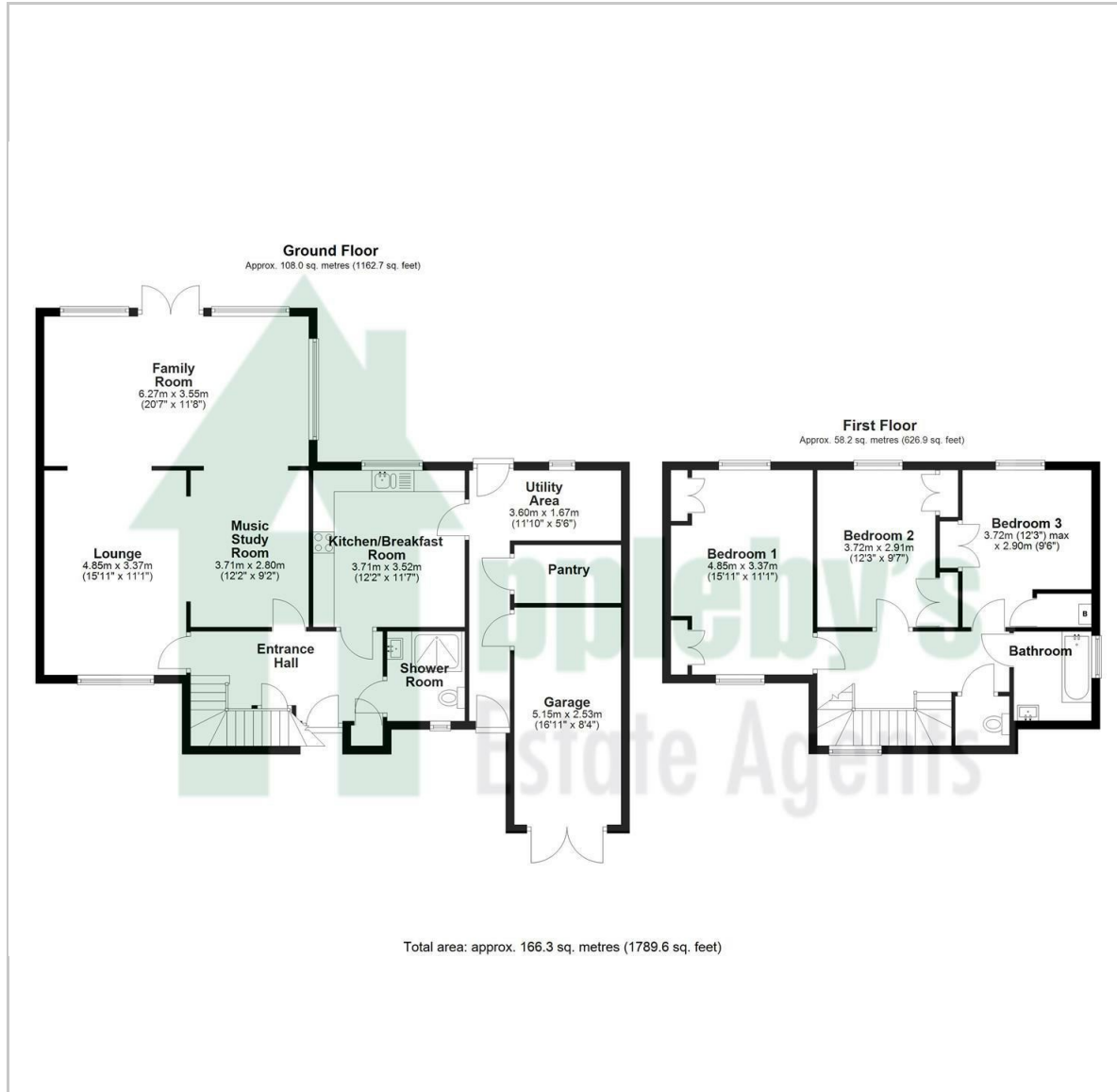
Gloucester City Council tax band E

**Tenure**

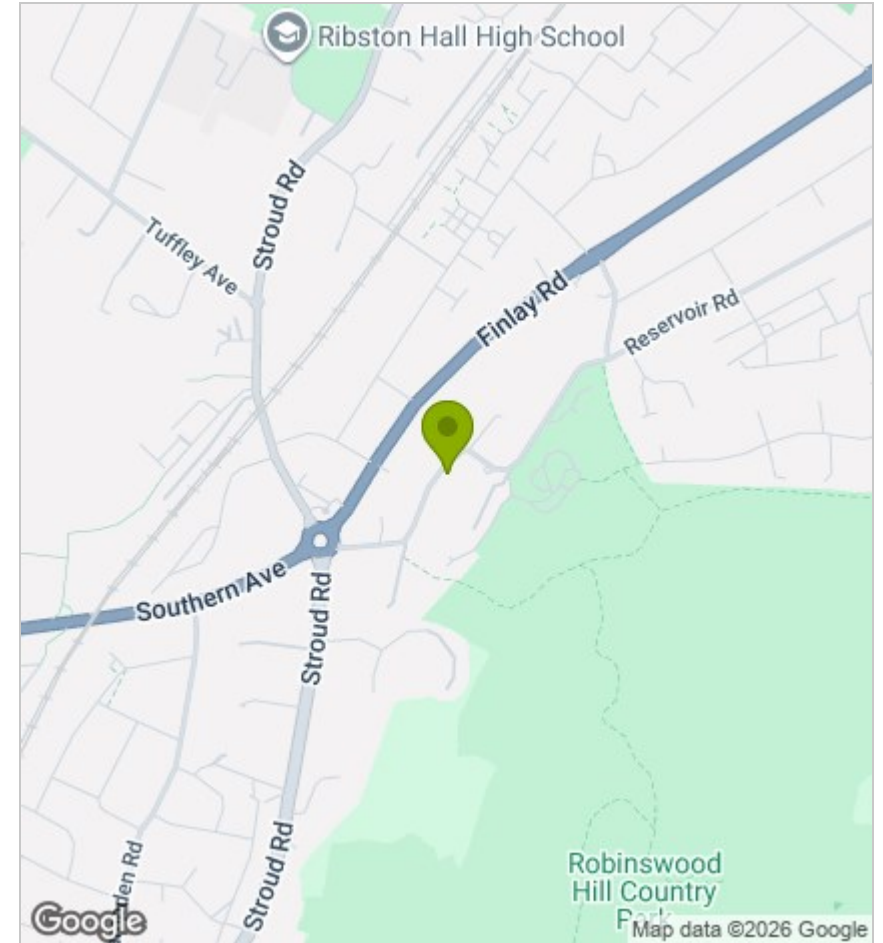
Freehold



## Floor Plan



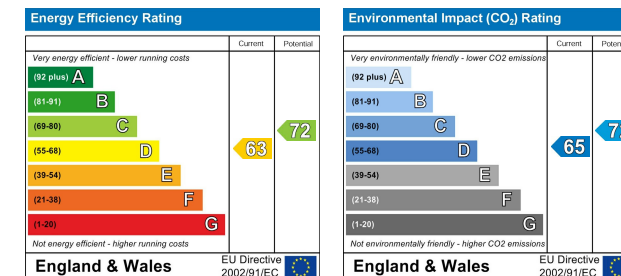
## Area Map



## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.