

FOR SALE



Reservoir Road, Gloucester

4 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £225,000

MARTIN&CO



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4 Bedrooms, 1 Bathroom

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DESCRIPTION 4 BEDROOMS - recently refurbished home with newly fitted, kitchen, bathroom, decor and flooring (final finishing to be completed), with four bedrooms, bathroom, spacious sitting room, gardens room, gas central heating and double glazing, ample parking, garden and gated side access. Priced to sell, Council tax band A, EPC D - chain free

HALLWAY enter via the UPVC front door, door to the lounge, kitchen and bathroom, stairs to first floor

LOUNGE window to the front, patio door to the garden room

GARDEN ROOM door and window to the garden

KITCHEN newly fitted kitchen with eye and base units, sink and drainer, oven and hob, extractor hood over, integrated dishwasher, window to the side and door to rear porch

PORCH lean to timber porch with door to the garden

BATHROOM newly fitted bathroom with WC, wash basin and vanity unit, bath with shower over and glass screen, high gloss wash board wall cladding, heated towel rail, window to the side

LANDING doors to all bedrooms

BEDROOM 1 window and radiator

BEDROOM 2 window and radiator

BEDROOM 3 window and radiator

BEDROOM 4 window and radiator

- 4 bedrooms
- New bathroom
- New kitchen
- Garden
- Garden room





OUTSIDE to the front is ample parking and gated access to the side. Rear garden enclosed by fencing

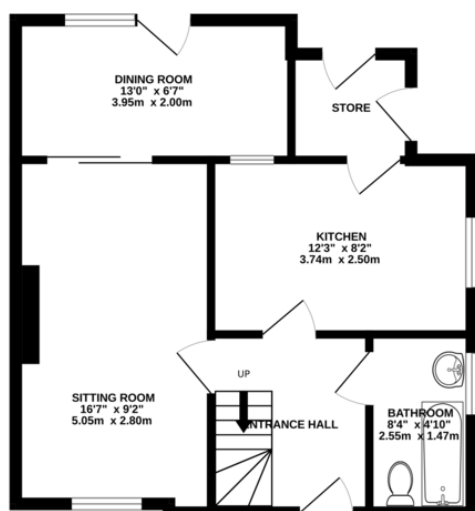




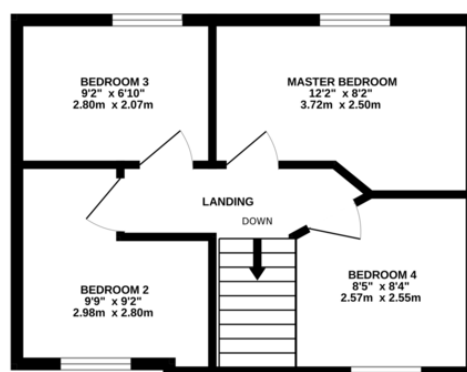
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.