



Stroud Road, Gloucester GL1 5AH

£180,000



Stroud Road, Gloucester GL1 5AH

• No onward chain • Two double bedroom ground floor maisonette • Separate modern kitchen & living room • Immaculately presented throughout • Off-road parking & single garage • Potential rental income of £950 pcm • EPC rating D63 • Gloucester City Council - Tax Band A (£1,425.38 per annum)

£180,000



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Entrance Hallway

Spacious hallway provides access to two storage cupboards, both bedrooms, living room, kitchen and bathroom.

Living Room

Light and airy living room with window overlooking the front aspect.

Kitchen

The modern fitted kitchen boasts ample worktop and storage space alongside integrated electric hob and oven. Plumbing for an automatic washing machine is also provided. Window overlooks the front aspect.

Bedroom One

Double bedroom with built-in wardrobe and window overlooking the rear aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bathroom

White suite tiled bathroom comprising of w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the side aspect.

Outside

To the front of the building, the property benefits from a lawned garden enclosed with fenced and gate stepping out onto Stroud Road itself. To the rear, further communal

garden space is provided alongside communal parking area for the residents and a single garage, one allocated per property.

Location

A popular suburb of the Historic City of Gloucester with a mix of period properties, Stroud Road is ideally placed for local amenities including both primary and secondary schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the Cathedral and various listed buildings throughout. With countryside surrounding the city centre to include Robinswood Hill Country Park alongside access to various transportation links.

Material Information

Tenure: Leasehold property with a service charge of £50 per month is payable as well as no ground rent payable on the property. Lease length to be confirmed by owner. *Information correct as of 2/5/24*

Local authority and rates: Gloucester City Council - Tax Band A (£1,425.38 per annum).

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

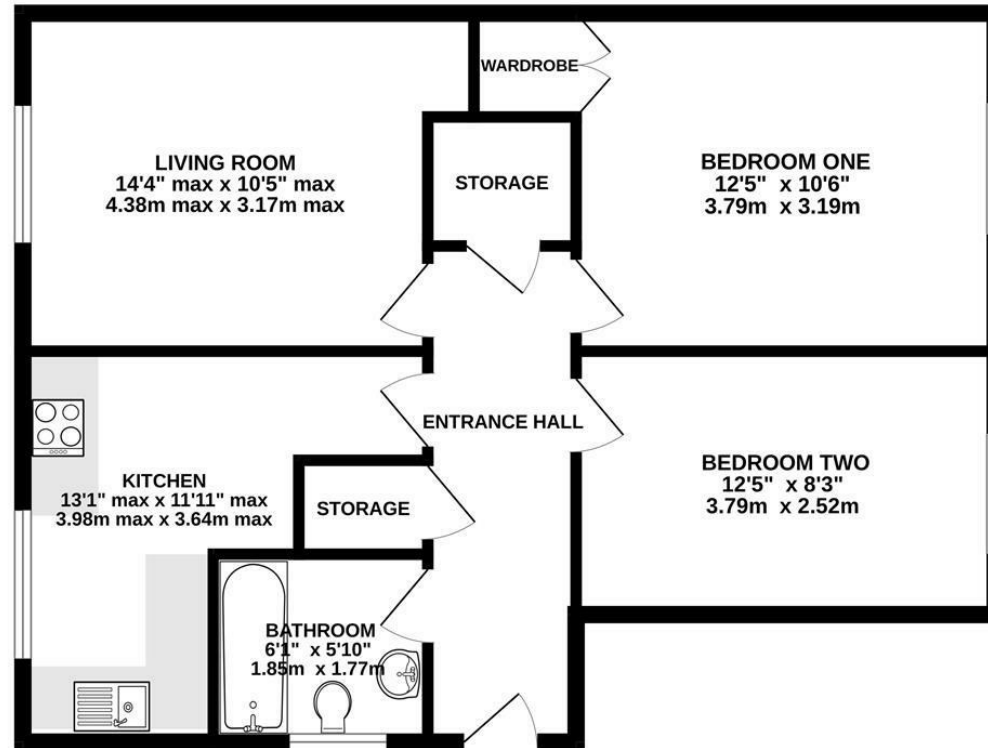
Sewerage: Mains

Broadband speed: Standard 15 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

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



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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.
Made with Metropix C2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

