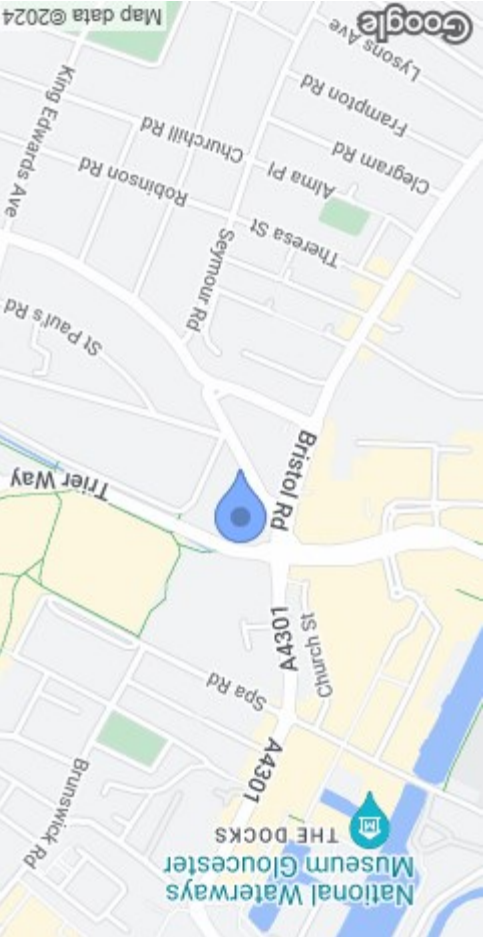




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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 errors 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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| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|---------------------------|---|----------------------------|--|---|------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|
| <table border="1"> <tr><td>A</td><td>39-47 kWh/m²</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m²</td></tr> </table> | A | 39-47 kWh/m ² | B | 48-55 kWh/m ² | C | 56-63 kWh/m ² | D | 64-77 kWh/m ² | E | 78-92 kWh/m ² | F | 93-120 kWh/m ² | G | 121-150 kWh/m ² | <table border="1"> <tr><td>A</td><td>1-10 g/kWh</td></tr> <tr><td>B</td><td>11-15 g/kWh</td></tr> <tr><td>C</td><td>16-20 g/kWh</td></tr> <tr><td>D</td><td>21-25 g/kWh</td></tr> <tr><td>E</td><td>26-30 g/kWh</td></tr> <tr><td>F</td><td>31-35 g/kWh</td></tr> <tr><td>G</td><td>36-40 g/kWh</td></tr> </table> | A | 1-10 g/kWh | B | 11-15 g/kWh | C | 16-20 g/kWh | D | 21-25 g/kWh | E | 26-30 g/kWh | F | 31-35 g/kWh | G | 36-40 g/kWh |
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33 Stroud Road
 Gloucester GL1 5AA

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Offers Over £215,000

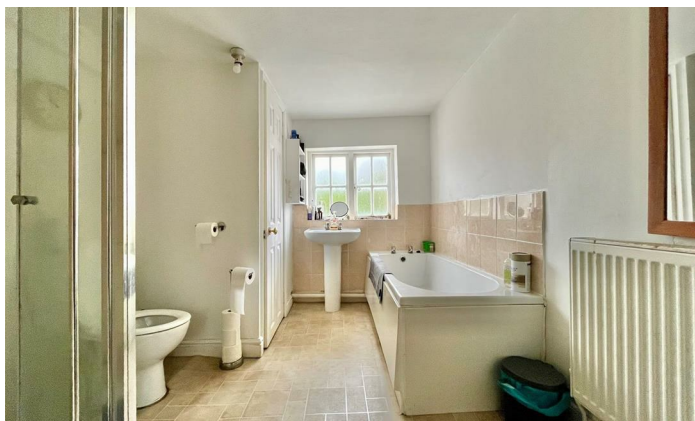
Victorian two double bedroom terraced house with a cellar that would benefit from some modernisation to reach its full potential.

Accommodation comprises hallway, 14ft Lounge with an attractive ornate fireplace, dining room with a sash window at the rear, fitted kitchen, utility room and the 15ft conservatory.

Upstairs there are two generous bedrooms and an 11ft bathroom.

Outside there is a small paved garden at the front and an enclosed garden at the rear with a lawn.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Partially glazed door leads into:

ENTRANCE HALLWAY

Exposed floorboards, cloaks hanging space, double radiator, stairs leading off.

LOUNGE

14' x 11' max (4.27m x 3.35m max)

Open fire with an attractive original ornate surround and a tiled hearth, wall lights, double radiator, Georgian style sash window to front elevation.

DINING ROOM

11'8 x 10' max (3.56m x 3.05m max)

Open fireplace with an attractive ornate surround and a tiled hearth, built in storage cupboard, radiator, sash window to rear elevation, steps lead down to the:

KITCHEN

11'3 x 7'8 (3.43m x 2.34m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a chrome mixer tap, built in electric oven, ceramic hob, tiled floor, double radiator, patio door to rear elevation, partially glazed door and window to side elevation, through to:

UTILITY ROOM

11'9 x 6'5 (3.58m x 1.96m)

Single drainer one and a half bowl stainless steel sink unit with a chrome mixer tap and cupboards below, worksurfaces, plumbing for automatic washing machine, tiled floor, partially glazed door to rear elevation leading into:

CONSERVATORY

15'4 x 10' max (4.67m x 3.05m max)

Paved floor, window and partially glazed door to rear elevation, polycarbonate roof.

From the entrance hallway stairs lead to the first floor.

LANDING

Doors leading off.

BATHROOM

11'3 x 8' max (3.43m x 2.44m max)

White suite comprising panelled bath, low level w.c., pedestal wash hand basin, separate shower cubicle, double radiator, cupboard housing the gas fired combination boiler, access to loft space, window to rear elevation.

BEDROOM 1

15'3 x 14'2 max (4.65m x 4.32m max)

Former open fireplace with original surround, double radiator, access to loft space, two Georgian sash windows to front elevation.

BEDROOM 2

11'8 x 9'9 max (3.56m x 2.97m max)

Built in storage cupboard, single radiator, sash window to rear elevation.

OUTSIDE

To the front there is a paved garden, steps upto the front door and around to the enclosed rear garden which is partially laid to lawn with walling and fencing surround.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

TENURE

Freehold.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From St Barnabas roundabout proceed along Stroud Road towards the city centre and go straight over the mini roundabout then through the traffic lights bearing right where the property can be located on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).