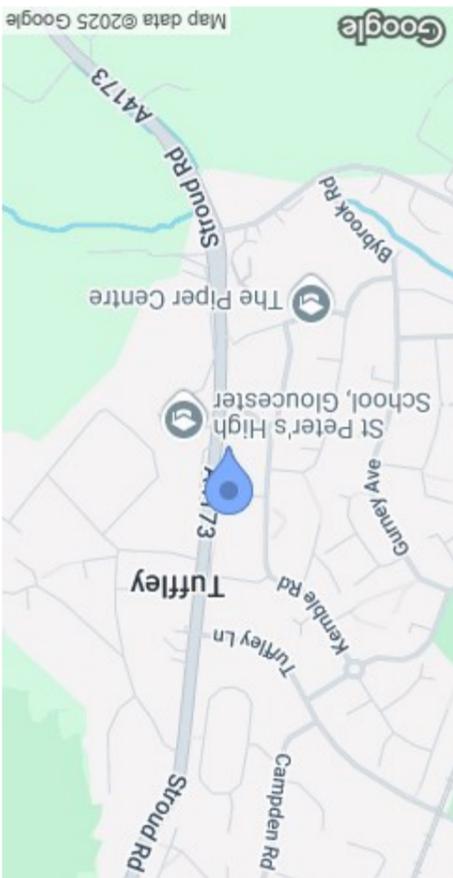


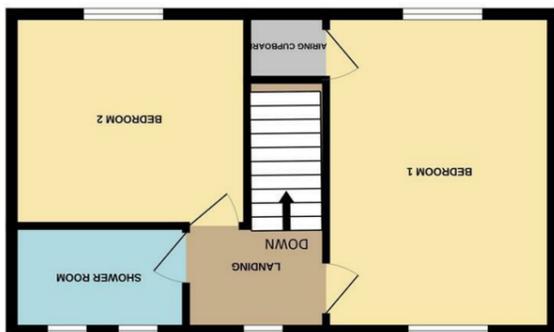


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

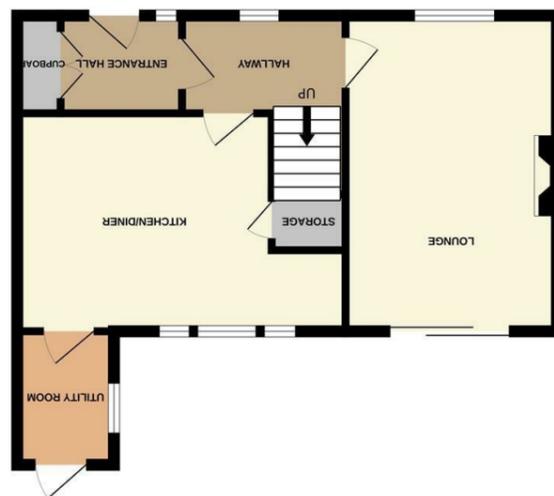
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 kWh/m <sup>2</sup> (new build) B: 81-91 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 45-54 kWh/m <sup>2</sup> F: 35-44 kWh/m <sup>2</sup> G: 20-34 kWh/m <sup>2</sup>	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh



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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1ST FLOOR



GROUND FLOOR



316 Stroud Road  
 Tuffley, Gloucester GL4 0DQ

**£197,000**

Attractive and desirable two double bedroom terraced house situated on the ever popular Stroud Road opposite St Peters High School.

Internally you have a light lounge with patio doors at the rear overlooking the garden, a kitchen/diner with built in appliances and space for a table and chairs which leads to a utility room/rear entrance porch.

Upstairs you have two double bedrooms and a shower room with a walk in double shower enclosure.

Externally you have a low maintenance front garden and a 50ft enclosed rear garden with a large paved patio.

Tuffley is a popular and historic suburb of Gloucester which has four local churches St George's (Church of England), St Barnabas (Church of England, English Martyrs (Roman Catholic) and the Grange Baptist Church (Baptist). There is excellent schooling for all ages, two public houses (The Pike and Musket and The Fox and Elm), two libraries, community centre, sports centre, doctors surgery and a variety of shops and excellent public transport links.



Upvc double glazed front door leads into:

#### **ENTRANCE PORCH**

Tiled floor, built in storage cupboard, a further partially glazed door leads into:

#### **ENTRANCE HALLWAY**

Single radiator, stairs leading off, upvc double glazed window to front elevation.

#### **LOUNGE**

15'8 x 10'1 max (4.78m x 3.07m max)

Fireplace housing a pebble effect fire, coved ceiling, two double radiators, upvc double glazed window to front elevation overlooking the surrounding area and St Peters High School, upvc double glazed patio doors to rear elevation onto the garden.

#### **KITCHEN/DINER**

15' x 13' max (4.57m x 3.96m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, built in microwave, plumbing for a dishwasher, space for table and chairs, double radiator, understairs storage cupboard, window to front elevation, upvc double glazed windows to rear elevation overlooking the rear garden, upvc double glazed door leads into:

#### **REAR ENTRANCE PORCH/UTILITY**

6'7 x 6'1 (2.01m x 1.85m)

Base and wall mounted units, laminated worksurface, plumbing for washing machine, upvc double glazed door to rear elevation, matching window to side elevation.

From the entrance hallway stairs lead to the first floor.

#### **LANDING**

Access to roof space, telephone point, upvc double glazed window to rear elevation.

#### **BEDROOM 1**

15'8 x 10'4 max (4.78m x 3.15m max)

Built in storage cupboard, a cupboard housing the two year old gas combination boiler, single radiator, upvc double glazed window to front elevation overlooking the surrounding area and hillside beyond, matching window to rear elevation overlooking the rear garden.

#### **BEDROOM 2**

11'4 x 10'1 (3.45m x 3.07m)

Single radiator, upvc double glazed window to front elevation.

#### **SHOWER ROOM**

8'5 x 5'5 max (2.57m x 1.65m max)

Double walk in shower enclosure and unit, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, two upvc double glazed windows to rear elevation.

#### **OUTSIDE**

To the front there is a pathway leading to the front door and a small front garden area.

To the rear there is a garden that measures approximately 50ft in length which is in need of landscaping with a paved patio, wooden built garden shed and is surrounded by fencing.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be advised.

#### **MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

#### **LOCAL AUTHORITY**

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

#### **TENURE**

Freehold.

#### **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 up Stroud Road passing the Fox and Elms public house on the left hand side and proceed along where the property can be located opposite St Peters School 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).