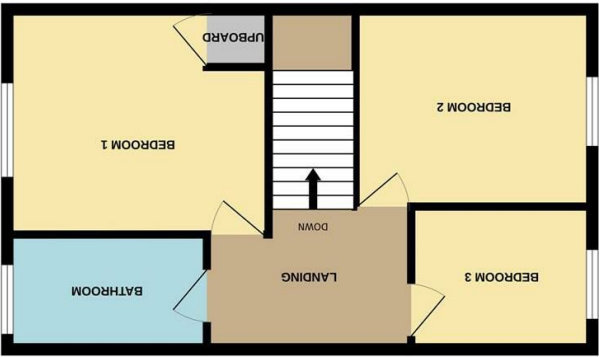
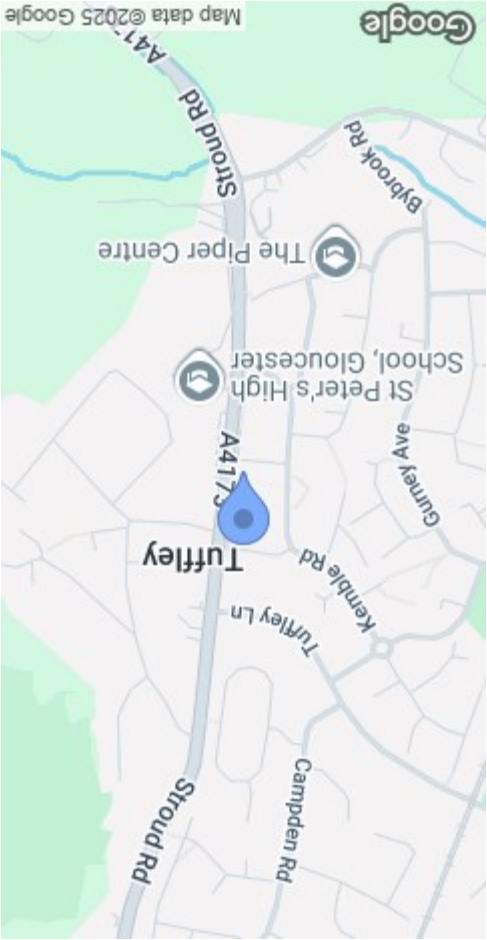


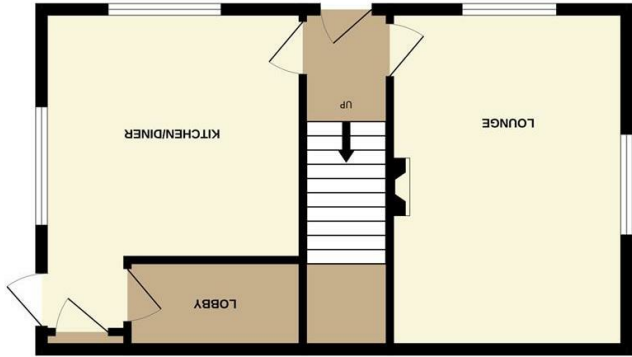
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		
Current	Future	Minimum
Very energy efficient - low running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - high running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Current	Future	Minimum
Very energy efficient - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher CO ₂ emissions		
EU Directive 2002/91/EC		



1ST FLOOR



GROUND FLOOR

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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304 Stroud Road
Tuffley, Gloucester GL4 0DG

£225,000

Spacious three bedroom end terraced family home in need of updating offering great potential and is offered with no onward chain.

The accommodation comprises entrance hall, lounge, kitchen/diner, rear lobby. Whilst to the first floor two double bedrooms, a single bedroom and family bathroom.

Additional benefits include upvc double glazing throughout, gas fired central heating, ornate fireplace in the lounge, good size plot to the front and a popular convenient location.

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 part glazed door leads into:

ENTRANCE HALL

Stairs giving access to the first floor landing, radiator.

LOUNGE

15'8" x 11'5" (4.79m x 3.48m)

An ornate cast iron fire with a wood surround and tiled hearth, radiator, power points, upvc double glazed windows to front and side aspects.

KITCHEN/DINER

12'6" x 10'3" (3.83m x 3.14m)

White kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurface, tiled splashbacks, space and plumbing for an automatic washing machine, built in gas hob and electric oven with extractor fan over, stainless steel sink and drainer unit with a mixer tap, radiator, tiled flooring, door gives access into the original pantry, part glazed upvc double glazed door onto the private rear garden, upvc double glazed windows to front and side aspects, wooden door through to:

REAR LOBBY

361m x 155m (110.03mm x 47.24mm)

Great potential for conversion into a utility room.

From the entrance hall stairs lead to the first floor.

LANDING

Doors leading off.

BEDROOM 1

12'9" x 10'5" (3.90m x 3.20m)

Storage cupboard, a further cupboard housing the Ideal combination boiler supplying domestic hot water and central heating, radiator,

three upvc double glazed windows overlooking the private rear garden.

BEDROOM 2

13'1" x 8'8" (4.01m x 2.66m)

Radiator, upvc double glazed window to front aspect.

BEDROOM 3

9'11" x 6'8" (3.04m x 2.05m)

Radiator, upvc double glazed window to front aspect.

BATHROOM

Coloured suite comprising panelled bath, wash hand basin with vanity unit, close coupled w.c., part tiled walls, radiator, upvc double glazed opaque window to rear aspect.

OUTSIDE

To the front there is a large lawned area, a pathway gives access to the front door and gated side access.

The gardens to the rear are low maintenance having a patio area, gravelled area and outside hot and cold water taps.

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 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).

