



157 Seymour Road
Gloucester GL1 5HH



STEVE GOOCH
ESTATE AGENTS | EST 1985

157 Seymour Road

Gloucester GL1 5HH

£375,000

BEAUTIFULLY RENOVATED FOUR DOUBLE BEDROOM DETACHED VICTORIAN PROPERTY with a SHOP, a 22FT FITTED KITCHEN/DINER/FAMILY ROOM and a 24FT WORKSHOP situated conveniently close to Gloucester Docks/Quays.

Accommodation comprises hallway, cloakroom, 22ft kitchen/diner/family room with BUILT IN APPLIANCES, sitting room, shop with its kitchen and w.c, bedroom one with a WALK IN WARDROBE, bedroom two, bedroom three, bedroom four, BATHROOM with a white suite and the SEPARATE SHOWER ROOM.

Outside of the property you have a PLEASANT ENCLOSED REAR GARDEN with a patio, lawn and a 24ft workshop.

Accommodation comprises hallway, cloakroom, 22ft kitchen/diner/family room with built in appliances, sitting room, shop with its kitchen and w.c, bedroom one with a walk in wardrobe, bedroom two, bedroom three, bedroom four, bathroom with a white suite and the separate shower room.

Outside of the property you have a pleasant enclosed rear garden with a patio, lawn and a 24ft workshop.

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.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Partially glazed side entrance door leads into:

ENTRANCE HALLWAY

Ornate tiled floor, exposed brickwork, traditional style radiator, built in storage cupboard.

CLOAKROOM

4' x 3'9 (1.22m x 1.14m)

High level w.c., wash hand basin, ornate tiled floor, partially tiled walls, extractor fan, exposed brickwork, upvc double glazed window to rear elevation.

KITCHEN/DINER/FAMILY ROOM

22'6 x 16'7 max (6.86m x 5.05m max)

A range of base and wall mounted units, worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in electric double oven, induction hob and extractor hood, plumbing for automatic washing machine, built in dishwasher, built in fridge and freezer, Island unit with drawers and cupboards, space for a large table and chairs, exposed red brick chimney breast, ornate tiled floor, traditional style radiator, upvc double glazed window to side elevation, matching French doors to rear elevation onto the patio.

INNER HALLWAY

Stairs leading off, single radiator, upvc double glazed window to side elevation, door through to the shop.

SITTING ROOM

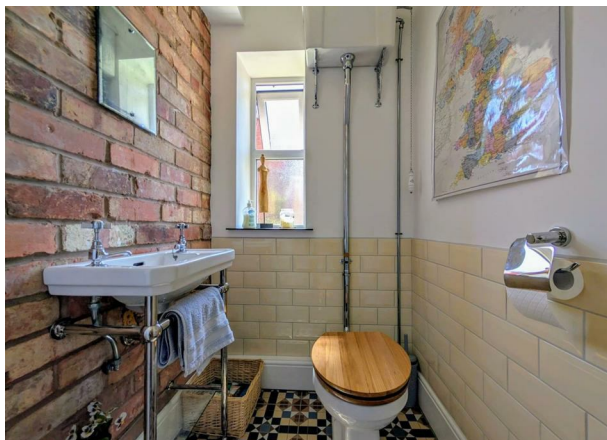
13'4 x 10'9 max (4.06m x 3.28m max)

Solid oak flooring, traditional style radiator, tv point, upvc double glazed window to side elevation.

From the inner hallway stairs lead to the first floor.

LANDING

Access to loft space.





BEDROOM 1

11'3 x 11'1 max (3.43m x 3.38m max)

Walk in wardrobe with hanging space and shelving, exposed floorboards, traditional style radiator, tv point, upvc double glazed windows to side and rear elevations.

BEDROOM 2

12'4 x 10'7 max (3.76m x 3.23m max)

Built in wardrobe, exposed floorboards, single radiator, tv point, upvc double glazed window to side elevation.

BEDROOM 3

13'4 x 11'1 max (4.06m x 3.38m max)

Built in wardrobes, laminate flooring, single radiator, tv point, upvc double glazed window to side elevation.

BEDROOM 4

12'9 x 12'8 max (3.89m x 3.86m max)

Built in wardrobes, tv point, single radiator, tv point, upvc double glazed windows to front and side elevations.

BATHROOM

9'2 x 5'6 (2.79m x 1.68m)

White suite comprising shower bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and cupboards below, tiled floor, fully tiled walls, single radiator, extractor fan, upvc double glazed window to front elevation.

SHOWER ROOM

5'8 x 5'3 max (1.73m x 1.60m max)

Shower enclosure and unit, wash hand basin with a mixer tap and cupboard below, low level w.c., partially tiled walls, tiled floor, chrome heated towel rail, extractor fan, upvc double glazed window to side elevation.

At the front of the property there is access via a partially glazed door into the:

SHOP

13'3 x 12'6 max (4.04m x 3.81m max)

High Gloss tiled floor, windows to front and side elevations, downlighters, power and lighting, archway through to:



SHOP'S KITCHEN

12'1 x 4'3 (3.68m x 1.30m)

Base and wall mounted units, laminated worktops, single drainer stainless steel sink unit with a mixer tap, High Gloss tiled floor, partially glazed door to front elevation, through to:

SHOPS'S WC

Low level w.c., wash hand basin with a mixer tap and cupboards below, High Gloss tiled floor, extractor fan.

BUSINESS RATES FOR THE SHOP

£0.00

OUTSIDE

To the side of the property there is an enclosed garden laid to shale.

To the rear there is a pleasant courtyard style garden which is paved and leads onto the rest of the garden which is laid to lawn. At the rear there is a:

LARGE OUTBUILDING

24' x 19' (7.32m x 5.79m)

Has gated access off Seymour Road. Power, lighting, roller shutter door and a further door to front elevation.

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

TENURE

Freehold.

VIEWING

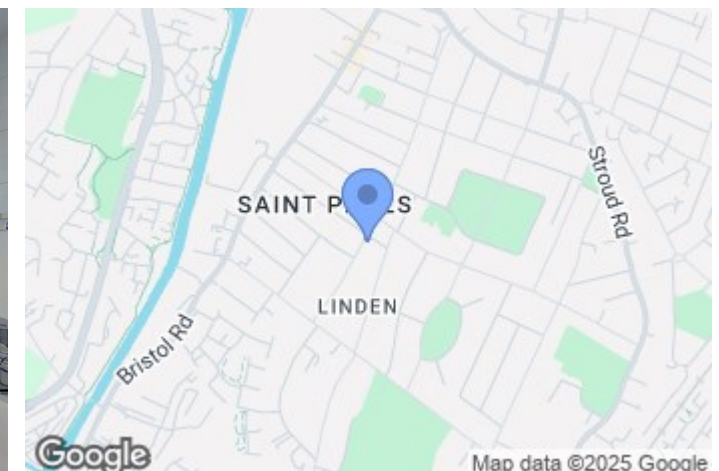
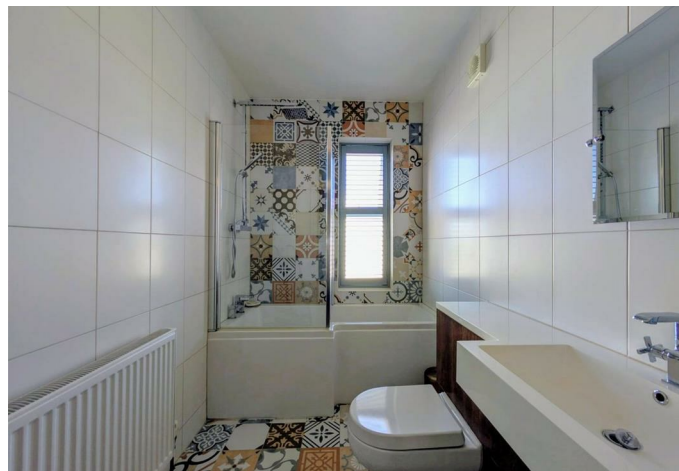
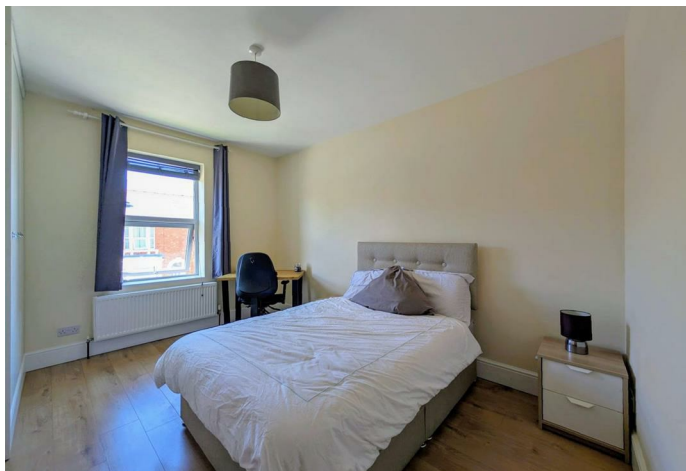
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

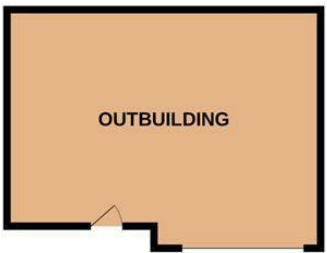
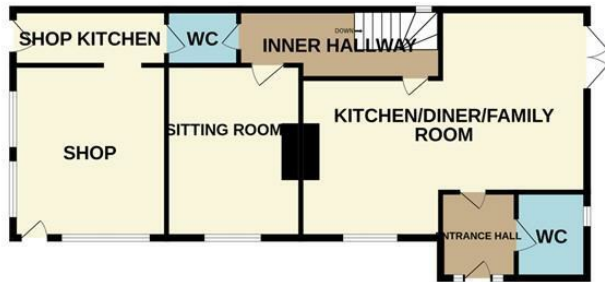
From St Barnabas roundabout proceed down Stroud Road towards Gloucester City Centre and at the roundabout turn left into Tuffley Avenue then right where signposted into Seymour Road where the property can be found.

PROPERTY SURVEYS

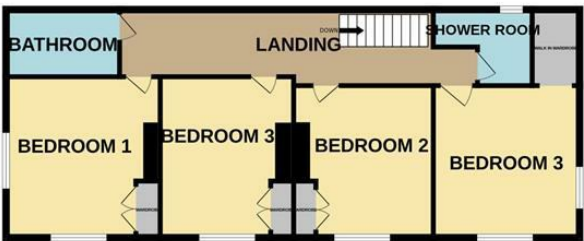
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



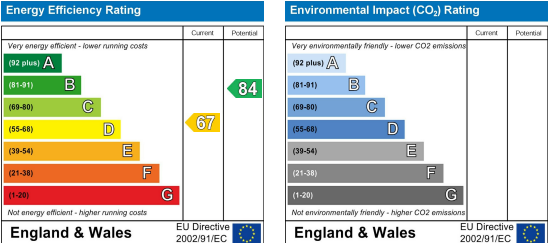
1ST FLOOR



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.
Made with Metropix ©2025

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.





27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys