



100 Stroud Road
Gloucester GL1 5JN

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

100 Stroud Road

£450,000

Gloucester GL1 5JN

SUBSTANTIAL FIVE BEDROOM SEMI DETACHED EDWARDIAN FAMILY HOME with CHARACTER FEATURES, PLEASANT ENCLOSED GARDENS and a TARMACADAM DRIVEWAY situated on the corner of Stroud Road and King Edwards Avenue.

Accommodation comprises porch, hallway with access to the cellar, lounge with a fireplace, dining room with a bay window and a fireplace, fitted kitchen, utility/boot room, study, orangery, bedroom one with an en-suite shower room, bedroom two with a bay window and a fireplace, bedroom three, bathroom with a white suite, bedroom four with a fireplace and bedroom five.

Outside of the property you have pleasant enclosed gardens with a patio, lawn and a shed that gives access to the tarmacadam driveway.

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.



A partially glazed side entrance door leads into:

ENTRANCE PORCH

Tiled floor, window to side elevation, into:

ENTRANCE HALLWAY

12'6 x 8'5 max (3.81m x 2.57m max)

Tiled floor, single radiator, stairs leading off, window to rear elevation, door to side elevation, door leading to the:

CELLAR

16'8 x 10'9 (5.08m x 3.28m)

Opening to front elevation, power, lighting with a ceiling height of 6'4 inches.

LOUNGE

17' x 11'4 max (5.18m x 3.45m max)

Open fireplace with an ornate surround, double radiator, picture rail, tv point, double glazed window to front elevation overlooking the garden.

DINING ROOM

14'6 x 12'5 max (4.42m x 3.78m max)

Open fireplace with a marble and tiled surround, picture rail, double glazed bay window to front elevation overlooking the garden and surrounding area, upvc double glazed French doors into:

ORANGERY

13'2 x 5' (4.01m x 1.52m)

Original tiled floor, shelving, windows to front and side elevations.

KITCHEN

11'9 x 9' max (3.58m x 2.74m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in four burner gas hob, extractor hood and electric oven, wall mounted gas fired combination boiler, single radiator, upvc double glazed window to side elevation.





UTILITY/BOOT ROOM

11'7 x 7'9 max (3.53m x 2.36m max)

Plumbing for automatic washing machine, cloaks hanging space, single radiator, two internal windows to rear elevation.

CLOAKROOM

Low level w.c., tiled floor, internal window to rear elevation.

STUDY

11'5 x 6'4 (3.48m x 1.93m)

Laminate flooring, upvc double glazed French doors onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING

Stairs leading off with storage cupboard under.

BEDROOM 1

17' x 11'5 max (5.18m x 3.48m max)

Former open fireplace with an ornate surround, double radiator, picture rail, upvc double glazed window to front elevation, through to:

EN-SUITE SHOWER ROOM

7'7 x 7'5 (2.31m x 2.26m)

Shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, shaver point and light, extractor fan, single radiator, upvc double glazed window to rear elevation.

BEDROOM 2

14'7 x 12'6 (4.45m x 3.81m)

Open fireplace with an ornate surround, double radiator, picture rail, upvc double glazed bay window to front elevation overlooking the surrounding area.

BEDROOM 3

12' x 9' max (3.66m x 2.74m max)

Former open fireplace with an ornate surround, double radiator, upvc double glazed window to side elevation overlooking the surrounding area.

FAMILY BATHROOM

7'8 x 6'5 max (2.34m x 1.96m max)

White suite comprising panelled bath, low level w.c., pedestal wash hand basin, single radiator, upvc double glazed window to rear elevation.



From the landing stairs lead to the second floor.

LANDING

Roof light.

BEDROOM 4

14'9 x 12'6 max (4.50m x 3.81m max)

Open fireplace with an ornate surround, double radiator, upvc double glazed window to front elevation overlooking the surrounding area.



BEDROOM 5

12'5 x 12'1 max (3.78m x 3.68m max)

Former open fireplace with an ornate surround, double radiator, upvc double glazed window to rear elevation overlooking the surrounding area and Robinswood Hill.



OUTSIDE

At the front there is an enclosed garden which is mainly laid to lawn with flower borders, plants and bushes. To the side there is a paved enclosed garden with wrought iron gates.

Around to the rear there is a pleasant enclosed garden with a paved patio leading onto a lawn, flower border, storage shed then onto a tarmacadam driveway with wooden built gates.

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

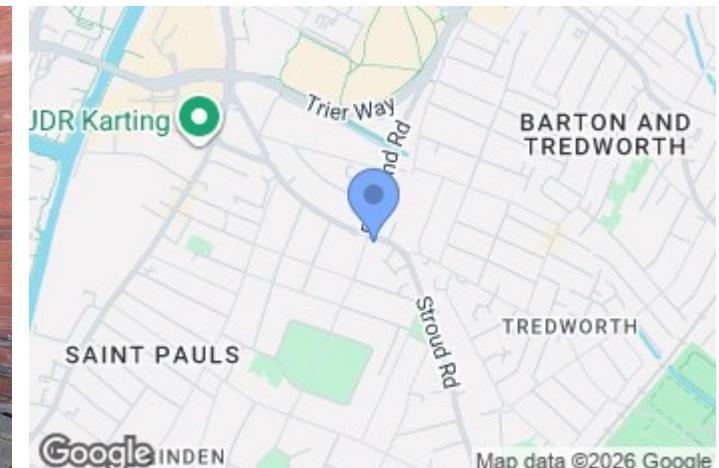
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From St Barnabas roundabout proceed along Stroud Road in the direction of the city centre and on reaching the traffic lights turn left where the property can be located immediately on the left 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).



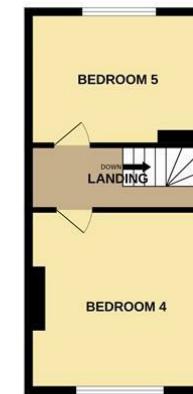
GROUND FLOOR



1ST FLOOR



2ND 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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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	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	64	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





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