



237 Stroud Road, Gloucester, GL1 5JU

£385,000

🛏️ | 3

🛋️ | 2

🛁 | 1


Farr & Farr Sales Lettings 

**237 Stroud Road, Gloucester,
GL1 5JU**

£385,000

**A 1930'S DETACHED HOUSE, BEING ONE OF
A PAIR OFFERING GOOD PROPORTIONS AND
SITUATED IN A POPULAR RESIDENTIAL
POSITION**

Stroud Road is a popular residential road situated approximately 1 mile to the South of Gloucester city centre. The City's most sought after school's are within walking distance and access to the ring road with its fast routes to the M5 is only a short drive. Number 237 has been in the same family for many years and offers very good size accommodation with three double bedrooms, two good reception rooms and a well fitted kitchen. To the exterior there is ample parking to the front, garage to the side and large rear gardens.

www.farrandfarr.co.uk

COVERED PORCH

UPVC double glazed front door with leaded light and coloured glass detail to:-

ENTRANCE HALL

Of a very good size. Double radiator. Staircase to landing. Coved ceilings and ceiling beam.

SITTING ROOM 14' 2" x 14' 0" (4.31m x 4.26m)

Hole in the wall fireplace with coal effect pebble fire. Bay window to front. Vertical radiator. Coved ceiling.

DINING ROOM 12' 0" x 12' 9" (3.65m x 3.88m)

High-quality timber flooring. Hole in the wall style fireplace. Coved ceiling. Radiator.

KITCHEN 9' 4" x 9' 6" (2.84m x 2.89m)

Well fitted with white fronted units comprising inset stainless steel sink unit set into worktop with cupboards and drawers below. Wall and base units. Built-in four ring gas hob, extractor hood and oven below. Double radiator. UPVC double glazed door to the side.

UTILITY/PANTRY

Shelving and plumbing for washing machine.

FIRST FLOOR

LANDING

Access to loft. Linen cupboard with shelving.

BEDROOM 1 14' 5" x 13' 0" (4.39m x 3.96m)

Bay window. Double radiator.

BEDROOM 2 12' 0" x 13' 0" (3.65m x 3.96m)

Radiator. Cupboard housing valliant gas fired central heating boiler.

BEDROOM 3 9' 6" x 9' 6" (2.89m x 2.89m)

Radiator.

BATHROOM

Panelled bath with mixer taps and shower attachment with glazed screen. Vanity unit with wash hand basin and cupboards below. Low level WC. Fully tiled walls. Vertical heated towel rail/radiator. Tiled floor. Inset ceiling spotlights.

EXTERIOR

Front gardens with double wrought iron gates leading to a good area of brick pavia drive with parking and turning space. Lawns with shrub bed borders. Pedestrian gate to wide side access. Outside light.

Rear gardens of a very good size, predominantly laid to lawn with path and shrub bed borders. Outside lighting and tap. Brick built utility store. Outside WC.

GARAGE 16' 6" x 9' 6" (5.03m x 2.89m)

Door and light. Personnel door to:-

AGENTS NOTE

COUNCIL TAX: D

EPC: E-54

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





Ground Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



Total area: approx. 102.1 sq. metres (1098.5 sq. feet)

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
fairandfair.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
fairandfair.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 360444
✉ longlevens@
fairandfair.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
fairandfair.co.uk