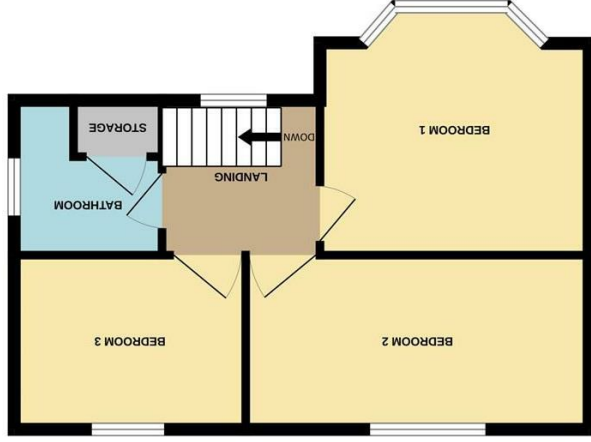
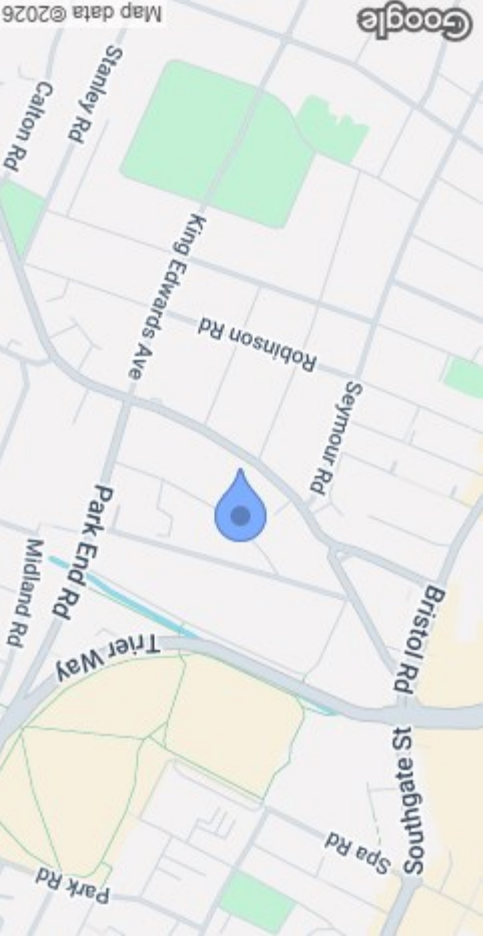




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (low energy 2020)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m²</td></tr> </table>	A	39-47 kWh/m ² (low energy 2020)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ²	<table border="1"> <tr><td>A</td><td>10-35 g/kWh</td></tr> <tr><td>B</td><td>36-45 g/kWh</td></tr> <tr><td>C</td><td>46-55 g/kWh</td></tr> <tr><td>D</td><td>56-65 g/kWh</td></tr> <tr><td>E</td><td>66-75 g/kWh</td></tr> <tr><td>F</td><td>76-90 g/kWh</td></tr> <tr><td>G</td><td>91-120 g/kWh</td></tr> </table>	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	76-90 g/kWh	G	91-120 g/kWh
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1ST FLOOR



GROUND FLOOR



101 Stroud Road
 Gloucester GL1 5AH

£335,000

An attractive three double bedroom bay fronted detached house in need of updating yet offering great potential situated in this desirable location and is offered with no onward chain.

The accommodation briefly comprises spacious entrance hall, lounge, dining room, kitchen, utility room, downstairs shower room whilst to the first floor three double bedrooms and family bathroom.

Additional benefits include some form of double glazing throughout, gas fired central heating, set in a plot measuring in excess of 150ft, mature and established rear garden, ample off road parking and a detached garage.

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.



Upvc opaque French doors lead into:

ENTRANCE PORCH

Two upvc double glazed windows to front aspect, light, opaque window into the storage cupboard in the entrance hall, upvc part glazed door leads into:

ENTRANCE HALL

Wood block flooring, various doors leading off, radiator, stairs leading to the first floor with storage cupboard under, upvc opaque window to side aspect.

LOUNGE

11'11" x 10'11" (3.65m x 3.34m)

Power points, radiator, upvc double glazed bay window overlooking the front garden, wooden Georgian style doors lead into:

DINING ROOM

14'2" x 10'11" (4.33m x 3.33m)

Power points, radiator, aluminium double glazed sliding patio doors onto the rear garden.

KITCHEN

12'10" x 10'7" (3.93m x 3.25m)

A range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer unit with mixer tap over, tiled splashbacks, wall mounted Alfa boiler supplying domestic hot water and central heating, space for cooker, tiled flooring, aluminium double glazed window to side aspect, upvc double glazed window to side aspect, upvc opaque door and wooden opaque glazed window into:

UTILITY ROOM

6'6" x 6'2" (2m x 1.90m)

Base unit, roll edge work surface, stainless steel sink and drainer unit, space and plumbing for automatic washing machine, upvc double glazed part glazed door to the side gardens, three upvc double glazed windows overlooking the side and rear gardens, sliding door into:

DOWNSTAIRS SHOWER ROOM

Pedestal wash hand basin, corner shower cubicle, low level w.c., radiator, tiled flooring, upvc double glazed window to side aspect.

From the spacious entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into the roof space, upvc double glazed window to front aspect.

BEDROOM 1

14'6" into the bay window x 10'10" (4.44m into the bay window x 3.31m)

Power points, radiator, upvc double glazed bay overlooking the front garden and beyond.

BEDROOM 2

13'7" x 10'10" (4.15m x 3.31m)

Radiator, power points, aluminium double glazed window overlooking the rear garden.

BEDROOM 3

11'2" x 10'6" (3.42m x 3.22m)

Power points, radiator, aluminium double glazed window overlooking the rear garden.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, bath with electric shower over, part tiled walls, radiator, mirror fronted door gives access to the airing cupboard with slatted shelving, white upvc opaque glazed window to side aspect.

OUTSIDE

To the front a tarmac driveway provides off road parking for two vehicles, has a lawned area and double gates gives access to the detached garage.

The rear gardens are well established and well stocked with shrubs, bushes and trees, whilst at the very rear there are raised beds ideal for vegetable produce, a greenhouse and shed. All enclosed by a combination of timber panel fencing and mature hedging.

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

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 proceed straight over and proceed for a short while where the property can be found via a For Sale board 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).

