



226 Stroud Road

Tuffley, Gloucester, GL4 0AU

£500,000



Murdock & Wasley Estate Agents are delighted to present this four-bedroom detached house to the market, occupying a generous plot in a highly sought-after location. Ideally situated close to Gloucester's Historic Docks, the city centre, a range of local amenities and highly regarded grammar schools, the property is offered with no onward chain.

Whilst requiring modernisation throughout, this spacious home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes. The versatile accommodation includes three reception rooms, a conservatory, kitchen, four well-proportioned bedrooms, a family bathroom with separate WC, and a convenient ground floor shower room.

Externally, the property benefits from a private driveway providing off-road parking, a detached garage, and a generous enclosed rear garden, offering excellent outdoor space and further potential for enhancement.



Entrance Hall

Accessed via wooden door, radiator, wooden flooring, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, single sink unit with mixer tap over, roll edge worksurfaces. Appliance points, power points, space for cooker, and fridge/freezer. Partly tiled walls, Worcester Combi boiler, radiator, vinyl flooring, door to pantry with shelving, rear aspect upvc double glazed window and side aspect upvc double glazed door.

Lounge

Power points, radiator, feature fireplace, wooden flooring, front and side aspect upvc double glazed window. Opening to:

Dining Room

Radiator, feature fireplace, side aspect upvc double glazed window, rear aspect upvc double windows and door leading to:

Conservatory

Side and rear aspect upvc double glazed windows, rear aspect upvc double glazed french doors leading to the garden, polycarbonate roof.

Sitting Room

Power points, radiator, feature fireplace, fitted storage cupboards, wooden flooring, coving, front and side aspect upvc double glazed windows.

Shower Room

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, wall mounted wash hand basin with separate taps over. Partly tiled walls, radiator, vinyl flooring, rear aspect upvc double glazed window.

Landing

Two radiators, storage cupboard, access to loft space, front aspect upvc double glazed window. Doors lead off:

Bedroom One

Power point, radiator, feature fireplace, fitted wardrobes, front and side aspect upvc double glazed windows. Door to:

Bedroom Two

Power points, radiator, feature fireplace, wall mounted wash hand basin, fitted wardrobes, front and side aspect upvc double glazed windows.

Bedroom Three

Power points, radiator, feature fireplace, two rear aspect upvc double glazed windows.

Bedroom Four

Feature fireplace, wooden flooring, front aspect upvc double glazed window.

WC

Low level wc, side aspect upvc frosted double glazed window.

Bathroom

Panelled bath with shower off the mains over, pedestal wash hand basin with mixer taps over. Partly tiled walls, towel rail, side aspect upvc frosted double glazed window.

Outside

The property is approached via a private driveway, providing ample off-road parking and leading to a detached garage with power and lighting. A pathway, bordered by a neatly maintained level lawn, leads to the front entrance and continues to the side of the property. The frontage is further enhanced by mature hedging and established shrubs, offering extra privacy.

At the side of the property, a wooden gate provides convenient access to the rear garden and side entrance into the property.

To the rear, the property enjoys a generous enclosed garden, predominantly laid to level lawn and bordered by mature hedging and established shrubs.

Local Authority

Gloucester City Council

Tax Band: F

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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