



## 83 Stroud Road

Linden, Gloucester, GL1 5AQ

**Offers in excess of £350,000**



We are delighted to welcome to the open market this versatile and spacious Victorian property, beautifully presented throughout and offered with no onward chain. Currently registered as a fully licensed HMO, the property provides an exciting opportunity for both investors and residential buyers.

Perfectly located within walking distance of Gloucester Quays and the city centre, this much-loved home offers generous and flexible living accommodation arranged over multiple floors, with four/five bedrooms depending on preference.

With its blend of character features, modern finish, and prime location, early viewing is strongly advised to fully appreciate everything this home has to offer.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, original floor tiles, stairs leading to first floor, doors to both reception rooms ( potential bedroom 5) & kitchen.

### Lounge

Upvc double glazed box bay window to front, television point, radiator, power points, log burner.

### Dining Room/Bedroom 5

Upvc double glazed french doors to rear, laminate flooring, radiator, power points.

### Kitchen

Upvc double glazed windows & door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, built in dishwasher, recessed down lights, partly tiled walls, under floor heating, power points. door to:

### Utility Area

Plumbing & space for washing machine & tumble dryer.

### Bathroom

Upvc double glazed frosted windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, towel rail, partly tiled walls.

### First Floor Landing

Stairs leading to second floor. Doors to three double bedrooms, cloakroom & shower room.

### Bedroom 2

Upvc double glazed box bay window to front, radiator, power points.

### Bedroom 3

Upvc double glazed windows to rear, radiator, power points, exposed floor boards.

### Bedroom 4

Upvc double glazed windows to rear, radiator, power points, access to loft via hatch, exposed floor boards.

### Shower Room

Upvc frosted double glazed window to front, walk in shower cubicle, low level wc & vanity wash hand basin, heated towel rail, recessed down lights.

### Cloakroom

Upvc double glazed window to side, low level wc & pedestal wash hand basin.

### Second Floor

Door into bedroom 1.

### Bedroom 1

Upvc double glazed windows to side, two large velux windows, power points, radiator, eaves storage.

### Rear Garden

An enclosed area which is partly laid to decking, partly laid to gravel, shed. Gated side access.

### Tenure

Freehold.

### Services

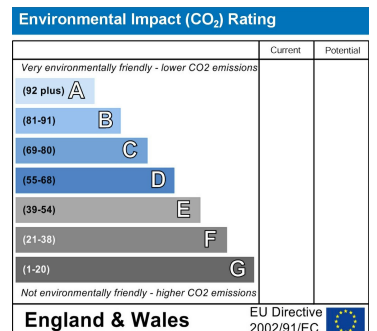
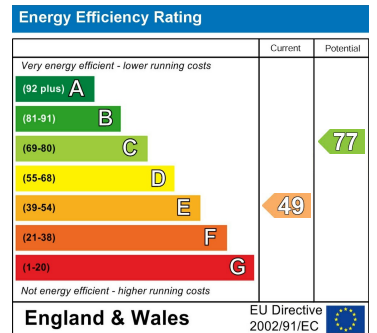
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### Awaiting Vendor Approval

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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