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# 31 Stroud Road

, Gloucester, GL1 5AA

**£250,000**



This delightful house presents an ideal opportunity for a first time buy.

Set over three floors this Grade II Listed property benefits from a large basement, which can be transformed into extra reception rooms, providing further versatility to the living space.

Situated in a prime location, this home is well-connected for commuting and is within easy reach of local amenities. The vibrant Gloucester Quays is just a short distance away, offering a variety of shops, restaurants, and leisure activities\*\*\*\*CHAIN FREE\*\*\*\*



Entrance Hall

Sitting Room 14'5 x 11'2 (4.39m x 3.40m )

Dining Room 12'2 x 9'7 (3.71m x 2.92m )

Kitchen/Breakfast Room 14'3 x 8'4 (4.34m x 2.54m )

Conservatory 13'1 x 7'5 (3.99m x 2.26m )

Utility Room 11'0 x 6'7 (3.35m x 2.01m )

Cloakroom

BASEMENT

Reception Room 1 13'9 x 12'6 (4.19m x 3.81m )

Reception Room 2 9'10 x 9'4 (3.00m x 2.84m )

Bedroom 1 14'0 x 9'7 (4.27m x 2.92m )

Bedroom 2 11'6 x 9'6 (3.51m x 2.90m )

Bedroom 3 14'1 x 5'6 (4.29m x 1.68m )

Bathroom 16'1 x 8'6 (4.90m x 2.59m )

OUTSIDE

To the front of the property on street parking. (PERMIT). Steps lead up to the front door.

The landscaped rear garden has a large sandstone patio and large raised planters, the remaining garden is laid to lawn with a pathway leading to the decked area at the the bottom of the garden.

Services

Mains drainage, gas central heating  
Gloucester City Council tax band B

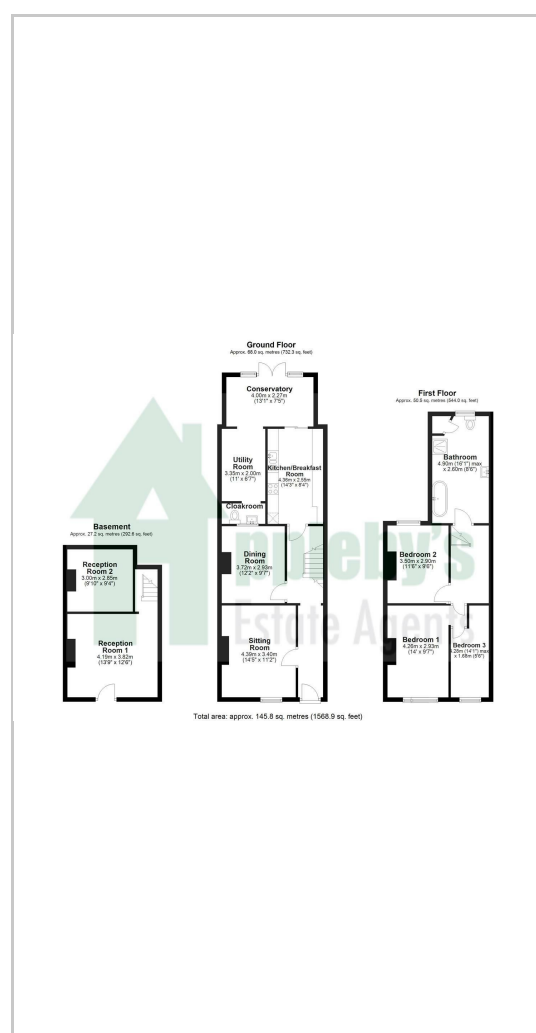
Tenure

Freehold

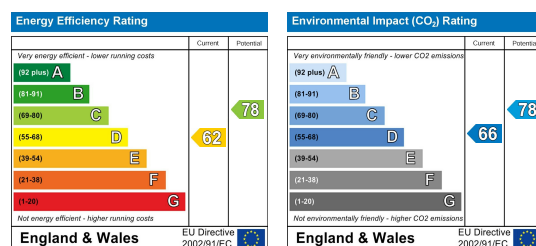
## Area Map



## Floor Plans



## Energy Efficiency Graph



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