

# TG

SALES & LETTINGS



Stroud Road, , Gloucester  
Gloucestershire GL1 5AJ

**£325,000**

- Commercial and Residential use
- Retail / Office space
- Three Bedroom Flat
- Off Road Parking
- Gas Heating
- No Onward Chain

TG Sales are delighted to offer to the market this attractive Mixed-Use Investment Opportunity, comprising commercial offices with a spacious three-bedroom flat above.

This rare and versatile property combines well-appointed commercial accommodation with generous residential living, offering excellent flexibility and strong investment potential. The ground floor provides a varied range of office spaces suitable for a wide variety of business uses, complemented by a fitted kitchen, WC facilities, and ample storage throughout.

Externally, the commercial element benefits from off-road parking for up to three vehicles, offering excellent convenience for staff and clients alike.

Occupying the first floor is a well-proportioned three-bedroom flat, offering spacious accommodation and generous living space throughout. The residential element further benefits from its own allocated parking space, enhancing its appeal to both owner-occupiers and tenants.

This property represents an ideal opportunity for investors seeking a mixed-use asset with multiple income streams, or for owner-occupiers looking to combine business premises with comfortable living accommodation in one convenient location.



### **Situation**

Situated in the popular location of Linden with excellent links to the City Centre. Linden boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City Centre living. Gloucester continues to grow with the Gloucester Quays development, being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol. With regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

**SATNAV postcode GL1 5AJ**

### **Tenure Freehold**

**Local Authority** Gloucester

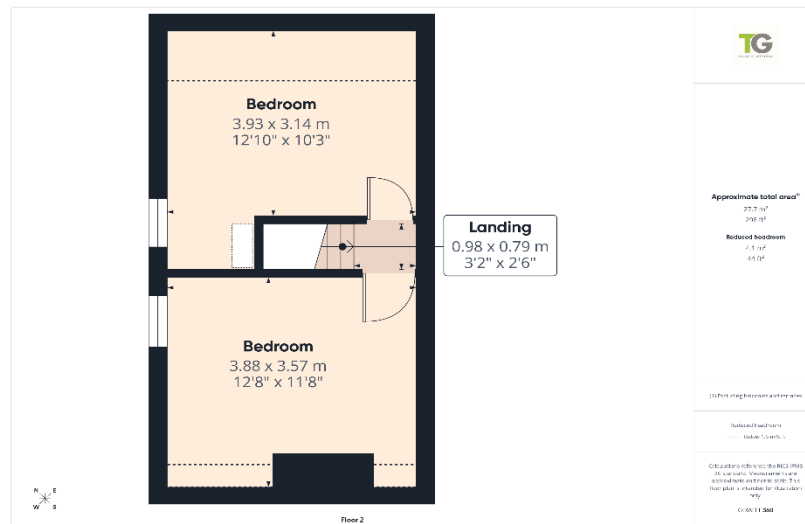
**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band**





**Head Office**  
**TG Sales & Lettings**  
 6 Blacksmith Lane  
 Churchdown  
 Gloucestershire  
 GL3 2EU  
**Tel: 01452 311776**  
**Email: info@tgres.co.uk**  
**Website: www.tgres.co.uk**



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