

Underhill, 246 Stroud Road
Tuffley, Gloucester GL4 0AU

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£575,000

AN IMPRESSIVE AND BEAUTIFULLY PRESENTED FIVE/SIX BEDROOM DETACHED HOUSE occupying a PROMINENT POSITION on Stroud Road, Tuffley. Having been RENOVATED THROUGHOUT this substantial family home offers SPACIOUS AND VERSATILE ACCOMMODATION complemented by a USEFUL OUTBUILDING offering a variety of potential uses. Offered with NO ONWARD CHAIN this delightful property is ideally suited to modern family living and those seeking flexible accommodation.

Accommodation comprises ENTRANCE HALL, OPEN PLAN KITCHEN/DINING/FAMILY ROOM, SEPARATE LOUNGE/BEDROOM 6, UTILITY ROOM and CLOAKROOM. Whilst to the first floor FOUR DOUBLE BEDROOMS AND A SINGLE BEDROOM, THE MASTER HAVING AN EN-SUITE CLOAKROOM, A SHOWER ROOM AND A FAMILY BATHROOM.

Additional benefits include GAS FIRED CENTRAL HEATING with Worcester Boiler installed in 2022, replacement uPVC DOUBLE GLAZING THROUGHOUT, INTERNAL OAK DOORS, FULL REDECORATION, NEWLY FITTED CARPETS and FLOORING, NEWLY FITTED BATHROOM, SHOWER ROOM, EN-SUITE CLOAKROOM, GROUND FLOOR CLOAKROOM, OFF ROAD PARKING FOR SIX VEHICLES, PRIVATE AND ENCLOSED GARDENS and a TANDEM 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.



Composite door with matching side panel leads into:

ENTRANCE HALL
Various doors leading off, radiator, power points, stairs leading off with storage cupboard below, upvc double glazed window to side aspect.

CLOAKROOM
Low level w.c., modern wash hand basin with a vanity unit below, extractor fan, recess mirror.

UTILITY ROOM
10'5" x 4'10" (3.20m x 1.49m)
Base and wall mounted units, space for tumble dryer, stainless steel sink and drainer unit with mixer tap over, tiled splashbacks, airing cupboard via double doors housing the Worcester boiler supplying gas fired central heating, immersion tank for hot water and slatted shelving, pantry style cupboard, upvc double glazed window to side aspect.

LOUNGE/BEDROOM 6
10'5" x 12'9" (3.20m x 3.90m)
Power points, radiator, upvc double glazed window to front aspect.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
28'6" x 28'2" l-shaped max (8.69m x 8.60 l-shaped max)
Power points, tv point, opening through to dining area. Shaker style kitchen with a range of base, drawer and wall mounted units, roll edge worksurfaces, stainless steel sink and drainer unit, tiled splashbacks, integral larder style fridge/freezer, electric oven, electric hob with extractor fan above, dishwasher, pantry with a upvc double glazed window and shelving, two radiators, upvc double glazed picture window overlooking the rear garden, part glazed door with matching side panel leads into the rear garden, upvc double glazed sliding patio doors into the rear garden.

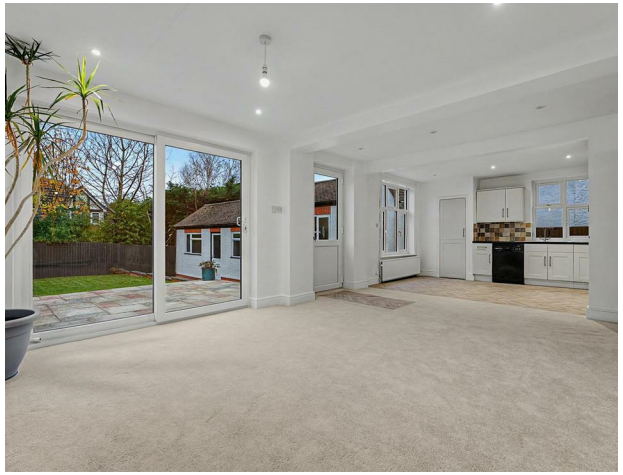
From the entrance hall stairs lead to the first floor.

LANDING
Radiator.













BEDROOM 1
13'0" x 10'8" (3.97m x 3.27m)
Radiator, power points, door into:

EN-SUITE W.C.
Wall mounted wash hand basin with vanity unit below, close coupled w.c., wall mounted heated towel rail, upvc double glazed window overlooking the rear garden.

BEDROOM 2
14'7" x 11'2" (4.46m x 3.41m)
Radiator, power points, upvc double glazed window to front aspect.

BEDROOM 3
12'5" x 10'10" (3.80m x 3.32m)
Power points, radiator, upvc double glazed window overlooking the rear aspect.

BEDROOM 4
10'8" x 10'7" (3.26m x 3.24)
Power points, radiator, upvc double glazed window to front aspect.

BEDROOM 5/OFFICE
10'6" x 6'9" (3.21m x 2.06m)
Power points, radiator, access to roof space, upvc double glazed window to side aspect.

SHOWER ROOM
Fully tiled corner shower cubicle with electric Mira shower, modern wash hand basin with a waterfall tap and vanity unit below, close coupled w.c., heated towel rail, wall mounted mirror, fully tiled walls, extractor fan.

BATHROOM
Modern panelled bath with an electric Mira shower over, modern wash hand basin, close coupled w.c., wall mounted heated towel rail, partly tiled walls, upvc double glazed opaque window to front aspect.

OUTSIDE
To the front there is a large tarmacadam driveway providing off road parking for approximately six vehicles. There is also a lawned area and tree and is partially enclosed . The driveway leads to a:

TANDEM GARAGE
Up and over door to front elevation, wooden double glazed window to rear elevation.

To the rear the gardens are of low maintenance with a sizable practical patio area.

GARDEN ROOM
24'6" x 9'3" (7.49m x 2.84m)
Accessed via a upvc double glazed door, two upvc double glazed windows, power and lighting. Potential to be used as an annex for multi generational living subject to the necessary planning permission.

STORE ROOM
9'2" x 6'11" (2.80m x 2.12m)
Accessed via a upvc double glazed door, power, lighting and water.

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

TENURE
Freehold.









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.

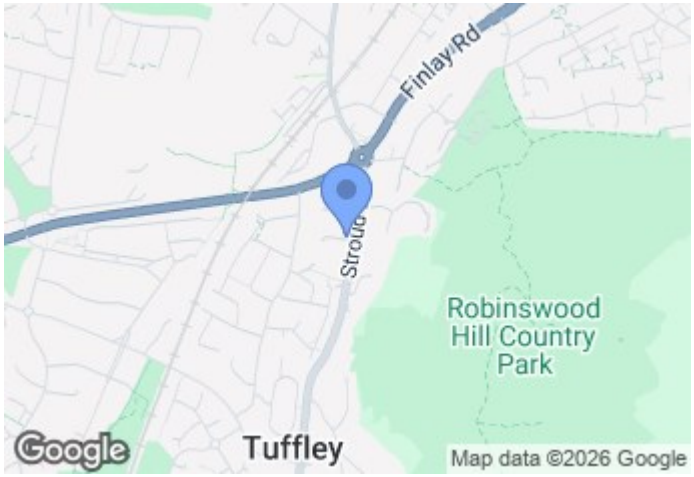
DIRECTIONS
From St Barnabas roundabout proceed along Stroud Road towards Brookthorpe/Whaddon for approximately 200 yards where the property can be located on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.



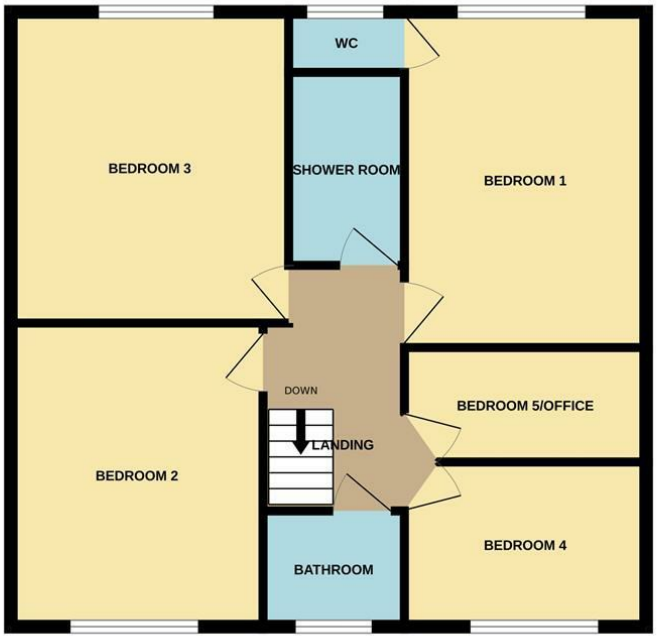




GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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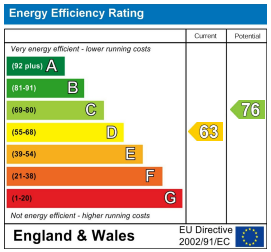

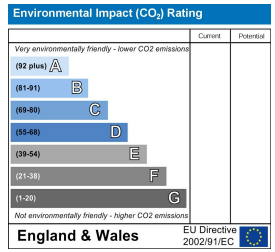

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