



 **83 Stroud Road, Gloucester**

Gloucester

£325,000

83 Stroud Road

Gloucester

FOUR/FIVE DOUBLE Bedroom Home With NO ONWARD CHAIN, OFF-ROAD PARKING, IDEAL For INVESTORS OR AS A LOVELY FAMILY HOME THIS PROPERTY ONCE WAS!

Located in Linden, this Semi-Detached home comprises of; Entrance hall, lounge, dining room/bedroom, kitchen, laundry room & bathroom.

Upstairs offers; Landing, Three DOUBLE bedrooms, wc & shower room with an additional floor which includes the FIFTH DOUBLE BEDROOM.

Additional incentives include; Gas central heating, off-road parking, upvc double glazing & private enclosed rear garden.

Approximate rental value of £2875 as Five Bedroom HMO.

Early viewing is highly recommended, call us today on 01452 543200!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Onward Chain
- Perfect Family Home Potential
- Five Double Bedrooms
- Gas Central Heating
- Upvc Double Glazing
- Off Road Parking
- Within Walking Distance To Gloucester Quays
- Hard Wired Fire Alarms
- Fibre Broadband Available
- Energy Rating E



Entry

4' 0" x 2' 10" (1.23m x 0.87m)

Lounge

14' 5" x 12' 3" (4.40m x 3.73m)

Bedroom/Dining Room

11' 10" x 10' 10" (3.60m x 3.31m)

Hallway

21' 9" x 5' 3" (6.62m x 1.61m)

Kitchen

17' 3" x 7' 11" (5.26m x 2.42m)

Laundry Room

7' 9" x 2' 10" (2.37m x 0.86m)

Ground Floor Bathroom

7' 5" x 7' 3" (2.25m x 2.20m)

Landing

5' 2" x 3' 3" (1.57m x 0.99m)

Bedroom

14' 7" x 12' 4" (4.44m x 3.76m)

Bedroom

11' 11" x 11' 5" (3.62m x 3.47m)

Bedroom

13' 10" x 7' 11" (4.22m x 2.41m)

First Floor Bathroom

8' 3" x 4' 0" (2.51m x 1.21m)

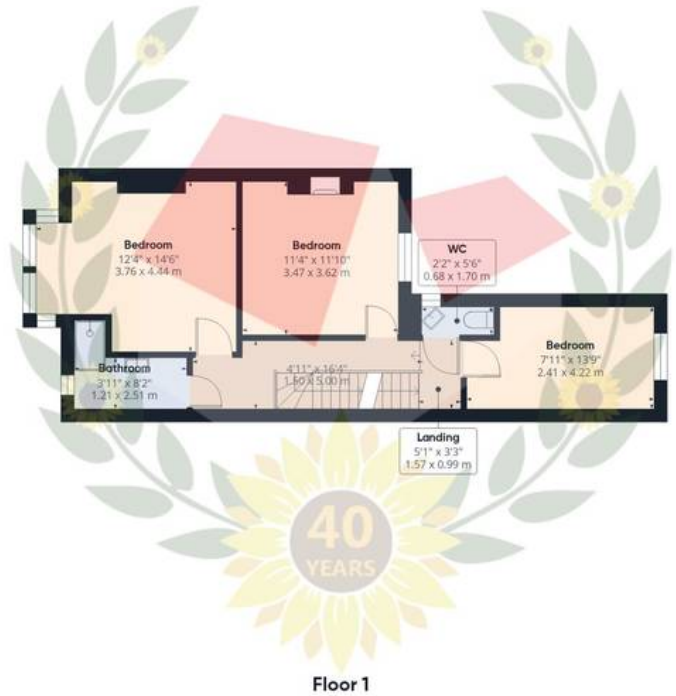
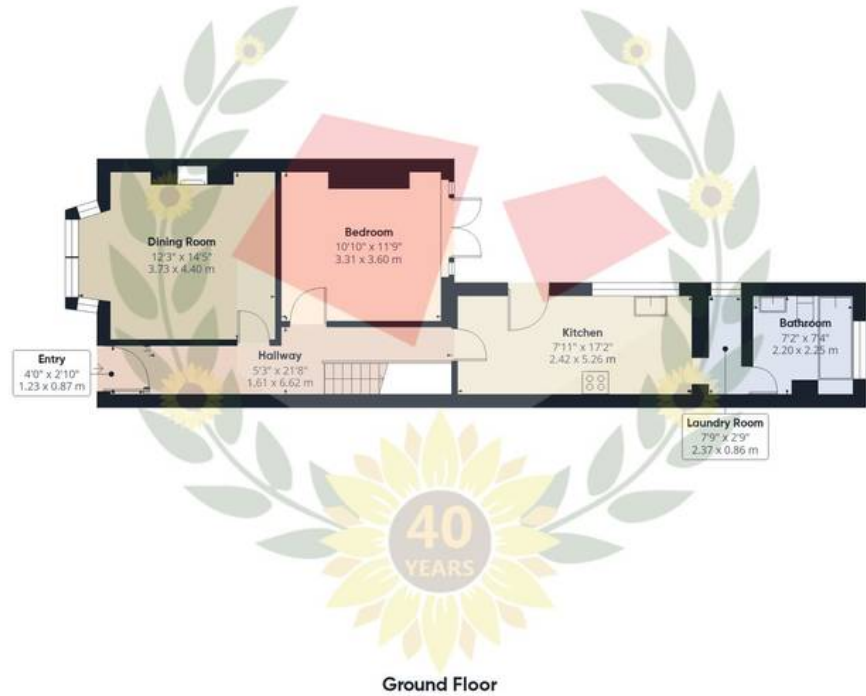
First Floor W.C

5' 7" x 2' 3" (1.70m x 0.68m)

First Floor Landing**Bedroom**

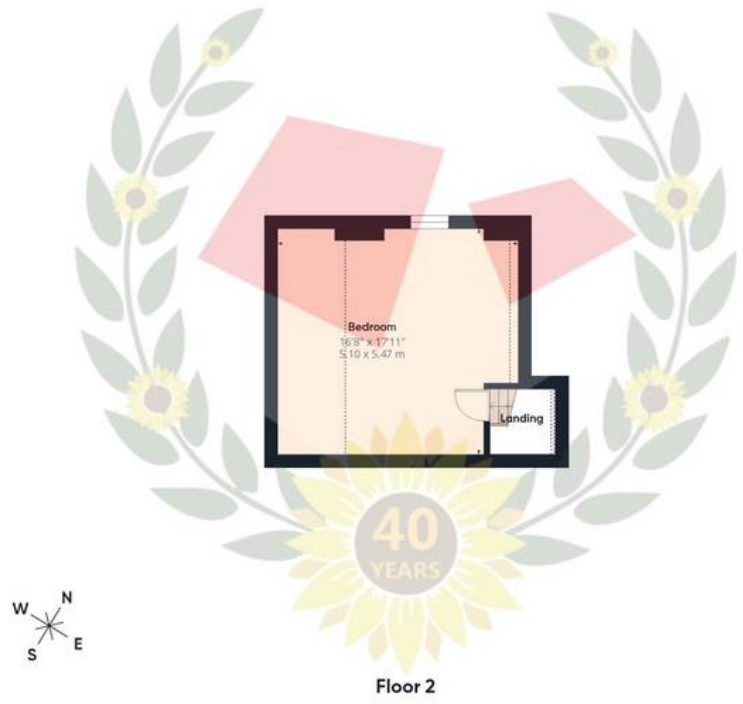
17' 11" x 16' 9" (5.47m x 5.10m)





Approximate total area⁽¹⁾
1405 ft²
130.5 m²

Reduced headroom
88 ft²
8.1 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.