Murdock & Wasley
ESTATE AGENTS



68 Stroud Road

Gloucester, GL1 5AJ

£325,000

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Murdock & Wasley are delighted to welcome to the market this very well appointed and spacious three-bedroom semi-detached home, ideally located in the highly sought-after area of Linden.
The property is conveniently situated close to Gloucester City Centre and the ever-popular Gloucester Quays, offering a wide range of shops, bars, restaurants, and leisure facilities.
The accommodation briefly comprises an entrance hallway, two generous reception rooms, an impressive kitchen/diner, and a cloakroom.
Upstairs, there are three double bedrooms and a well-appointed four-piece family bathroom.

Further benefits include gas central heating, double glazing, a brick-built outbuilding, and gated side access.







Entrance Porch
Accessed via Upvc double glazed front door, door through too:

Entrance Hallway
Radiator, original ceramic floor tiles, stairs leading to first floor with under stairs storage space, doors leading to cloakroom, lounge & kitchen/diner.

Cloakroom
Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, partly tiled walls, towel rail, original flooring.

Lounge
Upvc double glazed box bay window to front, television point, wood burner, radiator & multiple power points, opening too:

Family Room
Upvc double glazed french doors to rear, radiator, power points.

Open Plan Kitchen/Diner
Upvc double glazed windows to both sides, Upvc double glazed door to side, eye & base level units with roll edge work tops, cooker point, space for appliances, radiator, power points.

First Floor Landing
Access to loft via hatch, doors to all rooms.

Bedroom 1
Upvc double glazed box bay window to front & Upvc double glazed window to front, wood burner, radiator, power points.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points.

Bathroom
Upvc double glazed frosted windows to side, shower cubicle, panelled bath, low level wc & pedestal wash hand basin, radiator, partly tiled walls, lino flooring, recessed down lights, cupboard housing combination boiler.

Rear Garden
An enclosed area which is partly paved with an area laid to lawn, gated side access.

Detached Outbuilding/Workshop
Power & lighting.

Tenure
Freehold.

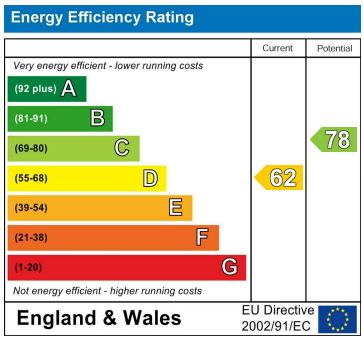
Services
Mains water, gas, electricity & drainage.

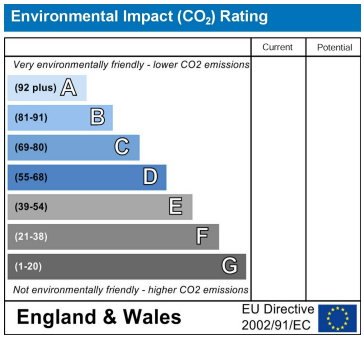
Local Authority
Gloucester City Council- Band C

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Agents Note
Please note that plans are in for a cycle lane to be fitted on Stroud Road.







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 firms 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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