Murdock & Wasley
ESTATE AGENTS



226 Stroud Road

Tuffley, Gloucester, GL4 0AU

£500,000

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Murdock & Wasley Estate Agents are delighted to present this four-bedroom detached house to the market, occupying a generous plot in a highly sought-after location. Ideally situated close to Gloucester's Historic Docks, the city centre, a range of local amenities and highly regarded grammar schools, the property is offered with no onward chain.

Whilst requiring modernisation throughout, this spacious home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes. The versatile accommodation includes three reception rooms, a conservatory, kitchen, four well-proportioned bedrooms, a family bathroom with separate WC, and a convenient ground floor shower room.

Externally, the property benefits from a private driveway providing off-road parking, a detached garage, and a generous enclosed rear garden, offering excellent outdoor space and further potential for enhancement.





Entrance Hall
Accessed via wooden door, radiator, wooden flooring, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Kitchen
Range of base, drawer and wall mounted units, single sink unit with mixer tap over, roll edge worksurfaces. Appliance points, power points, space for cooker, and fridge/freezer. Partly tiled walls, Worcester Combi boiler, radiator, vinyl flooring, door to pantry with shelving, rear aspect upvc double glazed window and side aspect upvc double glazed door.

Lounge
Power points, radiator, feature fireplace, wooden flooring, front and side aspect upvc double glazed window. Opening to:

Dining Room
Radiator, feature fireplace, side aspect upvc double glazed window, rear aspect upvc double glazed windows and door leading to:

Conservatory
Side and rear aspect upvc double glazed windows, rear aspect upvc double glazed french doors leading to the garden, polycarbonate roof.

Sitting Room
Power points, radiator, feature fireplace, fitted storage cupboards, wooden flooring, coving, front and side aspect upvc double glazed windows.

Shower Room
Suite comprising single step in shower cubicle with shower off the mains over, low level wc, wall mounted wash hand basin with separate taps over. Partly tiled walls, radiator, vinyl flooring, rear aspect upvc double glazed window.

Landing
Two radiators, storage cupboard, access to loft space, front aspect upvc double glazed window. Doors lead off:

Bedroom One
Power point, radiator, feature fireplace, fitted wardrobes, front and side aspect upvc double glazed windows. Door to:

Bedroom Two
Power points, radiator, feature fireplace, wall mounted wash hand basin, fitted wardrobes, front and side aspect upvc double glazed windows.

Bedroom Three
Power points, radiator, feature fireplace, two rear aspect upvc double glazed windows.

Bedroom Four
Feature fireplace, wooden flooring, front aspect upvc double glazed window.

WC
Low level wc, side aspect upvc frosted double glazed window.

Bathroom
Panelled bath with shower off the mains over, pedestal wash hand basin with mixer taps over. Partly tiled walls, towel rail, side aspect upvc frosted double glazed window.

Outside
The property is approached via a private driveway, providing ample off-road parking and leading to a detached garage with power and lighting. A pathway, bordered by a neatly maintained level lawn, leads to the front entrance and continues to the side of the property. The frontage is further enhanced by mature hedging and established shrubs, offering extra privacy.

At the side of the property, a wooden gate provides convenient access to the rear garden and side entrance into the property.

To the rear, the property enjoys a generous enclosed garden, predominantly laid to level lawn and bordered by mature hedging and established shrubs.

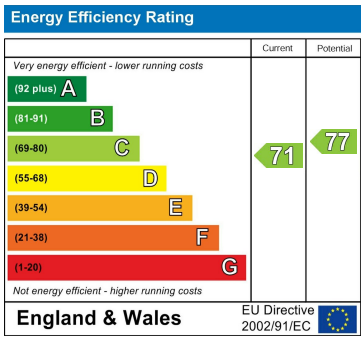
Local Authority
Gloucester City Council
Tax Band: F

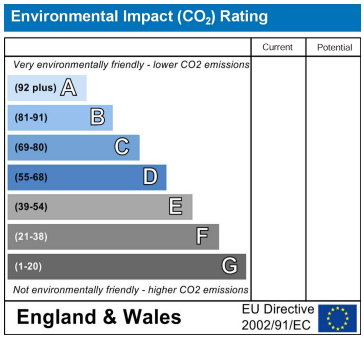
Tenure
Freehold

Services
Mains water, gas, electricity and drainage.

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.







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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