



246 Stroud Road, Gloucester, GL4 0AU

Price Guide £600,000

Located on the highly sought-after Stroud Road in the desirable suburb of Tuffley, Gloucester, this substantial detached family home offers approximately 2,031 sq. ft. of well-proportioned and versatile living accommodation, ideal for modern family life.

The property has recently undergone a comprehensive programme of refurbishment, including new doors and windows, full redecoration throughout, carpets and flooring, and newly fitted bathrooms, and a large utility room resulting in a stylish, turnkey home ready for immediate occupation.

Internally, the accommodation is both spacious and flexible, comprising three well-appointed reception rooms. These provide excellent versatility, whether for formal entertaining, family living, or home working. ALTERNATIVELY, the third reception room could be used as a downstairs double bedroom or home office.

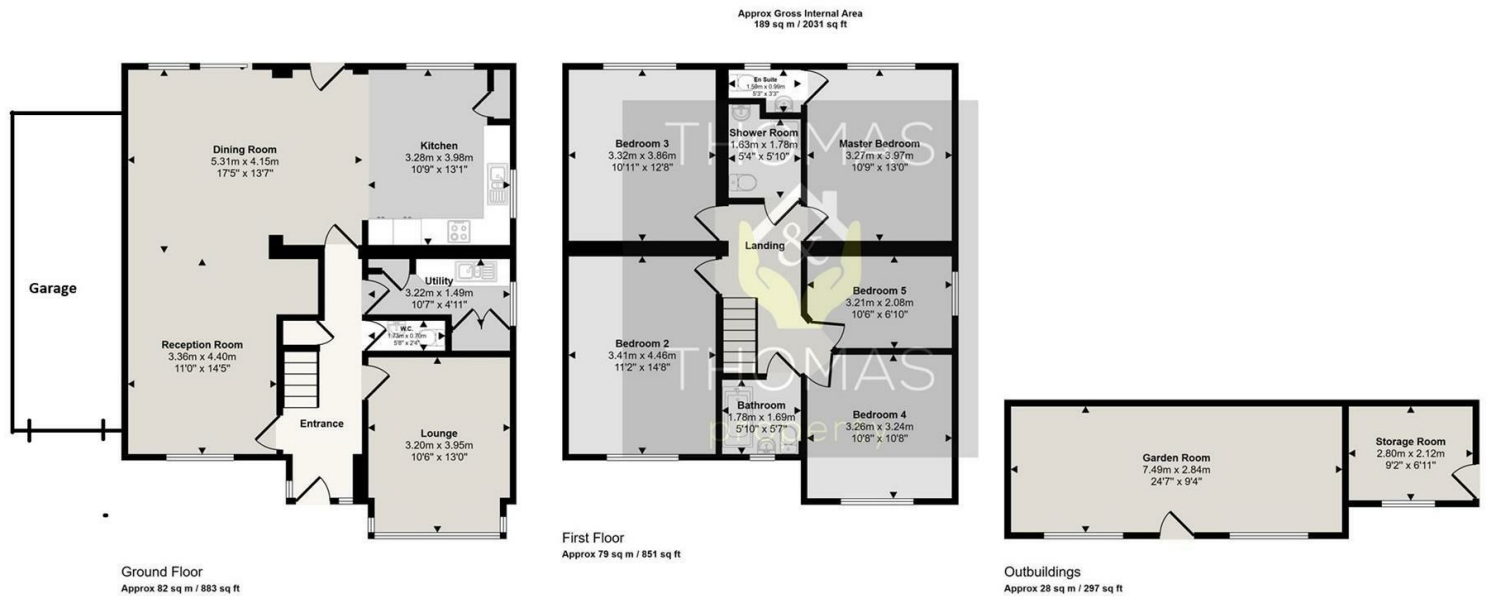
The property further benefits from two bathrooms, one further wc ensuite and a downstairs cloakroom, ensuring practicality for busy households.

The property benefits from mains gas and electricity supplies.

Externally, the home continues to impress with a garage and extensive off-road parking, comfortably accommodating eight vehicles. Two pedestrian gated accesses lead to a private and secluded rear garden. In addition, a range of outbuildings—benefiting from mains water and electricity—offer significant potential. Subject to the necessary planning permissions, these could be converted to provide ancillary accommodation, such as a self-contained annexe, ideal for multi-generational living, or as a rental income stream or gym/hobbies room.

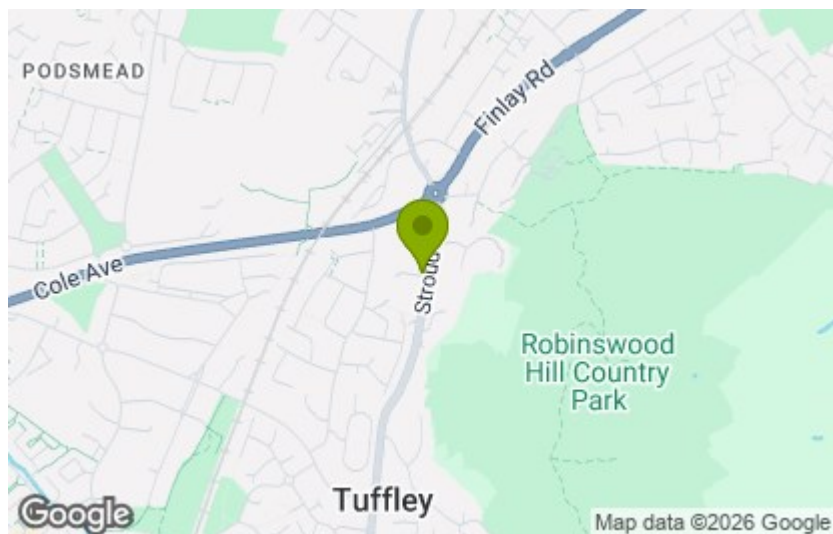
Offered to the market chain-free, the property provides an excellent opportunity for a smooth and straightforward purchase. Stroud Road is well positioned for convenient access to a variety of local amenities within walking distance, including shops.

- Five/Six Bedrooms
- Detached
- Ample Driveway Parking
- Two/Three Reception Rooms
- Two Bathrooms, One WC En-Suite
- Chain Free



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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