

ESTATE AGENTS



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PRICE : £399,950

REF : LG23501/JF

**365 STROUD ROAD
GLOUCESTER
GL4 0DA**



**A SUBSTANTIAL DETACHED DOUBLE FRONTED
VICTORIAN FAMILY HOME TOGETHER WITH A RETAIL
UNIT GIVING SIGNIFICANT RENTAL INCOME**

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365 STROUD ROAD, GLOUCESTER, GL4 0DA

Number 365 is situated in a very popular part a Stroud Road, approximately 2.5 miles to the south of Gloucester city centre. Good local shopping and excellent schools are close by and access to Cheltenham and the M5 is only a short drive.

The accommodation is of very good proportions and provides four excellent bedrooms and two good reception rooms mostly with lovely views to the West over the Severn Vales and towards Mayhill. To the exterior there is ample parking to the front with wrought iron fencing, gate and security, and to the rear an attractive but small garden that has been well landscaped and a substantial detached double garage.

**4 GOOD BEDROOMS; SHOWER ROOM; SITTING ROOM;
DINING ROOM; WELL FITTED KITCHEN / BREAKFAST ROOM;
GAS CENTRAL HEATING; UPVC DOUBLE GLAZING;
PRIVATE ENCLOSED GARDENS; DETACHED DOUBLE GARAGE;
SEPARATE 3 / 4 ROOM RETAIL UNIT TO THE SIDE GIVING
SIGNIFICANT RENTAL INCOME**

ENTRANCE HALL :

Timber flooring. UPVC double glazed front door. Vertical radiator. Turning staircase to landing. Wide opening with double doors to :

SITTING ROOM : 13' x 12 plus deep recess.

UPVC double glazed Bay window to the front with lovely views to Mayhill. Radiator. Exposed chimney breast with fireplace and wood burning stove. Picture rails. Timber flooring.



DINING ROOM : 13' x 12'.

UPVC double glazed bay window to the front with lovely views. Radiator. Exposed chimney breast. Picture rails. Timber flooring. Door to :



KITCHEN / BREAKFAST ROOM : 20'10 x 8'10.

Very comprehensively fitted with stainless steel single drainer sink unit set into solid beech worktops with cupboards and drawers below. Wall and base units with tiled splashbacks. Plate rack. Glass fronted crockery cupboards. Ceramic tiled floor. Inset ceiling spotlights. Exposed beams. Radiator. UPVC double glazed window to the front with good views across the Severn Vale and Mayhill. UPVC double glazed double French doors to rear garden.



FIRST FLOOR LANDING :

Double glazed window to the front with views.

BEDROOM 1 : 13' x 12'.

Window to the front with lovely views. Double radiator. TV point.



BEDROOM 2 : 12'5 x 12'.

Window to the front with far-reaching views. Double radiator.



BEDROOM 3 : 13' x 9'7.

Radiator. Ceiling beams.



BEDROOM 4 : 13' x 9'6.

Radiator. Ceiling beams. Spotlights. Airing cupboard with Vaillant gas fired central heating combination boiler.



SHOWER ROOM :

Shower cubicle with Mira electric shower and glazed screen. Pedestal wash hand basin. Low-level WC. Part tiled walls. Vinyl floor. Shaver point.

EXTERIOR :

FRONT GARDENS :

Laid predominantly to macadam driveway with parking for several cars. Areas of lawn and rockery is surrounded by wrought iron fencing. Double gates. Path to the front door.

REAR GARDENS :

Very private. Attractive area of split-level decking with light. Garden store. Recently installed Jacuzzi. Pedestrian rear access.



DETACHED DOUBLE GARAGE :

Electric up and over door. Power and light. UPVC double glazed personnel door to garden.

SHOP / OFFICE UNIT :

Approximately 700 ft.² and predominantly open plan. Currently let as a hair dressers with a significant rental income.

SHOP UNIT : 29'5 x 12'6 widening to 16'.

Windows to the front and side. Wide arch to :

SECOND ROOM : 20' x 12'9.

Window and door to rear lobby.

CLOAKROOM :

Low-level WC. Pedestal wash hand basin. Vinyl tiled floor. Part tiled walls. Spotlights.

SITTING / STORE ROOM : 13' x 9'6.

Tiled floor. Attached lobby with window. Spotlights. Water supply. Radiator.

EPC RATING : TBC

NOTE :

All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.