



Byron Road, Stroud GL5 4DL
£335,000



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• Semi-detached house • Three well-proportioned bedrooms • Spacious kitchen/diner with separate utility room • Ground floor shower room and first floor bathroom • Far reaching views and backing on to local school • East facing rear garden with shed and pergola • One off road parking space and plenty of on street parking available • Freehold • Council tax band B (£2,050.21) • EPC rating TBC



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall

Wooden door to entrance hall and wooden double-glazed window to front elevation. Access to living room, kitchen/diner and stairs rising to first floor. Radiator.

Living Room

Wooden double-glazed window to rear elevation. Feature fireplace with cupboards either side. Radiator.

Kitchen/Diner

Two wooden double-glazed windows to front elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with integrated appliances to include sink with mixer tap and drainer, dishwasher, microwave, double oven and four ring electric hob. Breakfast bar. Three storage cupboard. Radiator.

Utility Room

Wooden double-glazed window to side elevation and wooden door to rear garden. Access to shower room. Wall and base units with worktop and space for washing machine and further appliances. Radiator.

Shower Room

Low-level WC, wash hand basin and shower with waterfall and hand held head. Heated towel rail.

Bedroom One

Wooden double-glazed window to rear elevation. Airing cupboard. Radiator.

Bedroom Two

Wooden double-glazed window to rear elevation. Radiator.

Bedroom Three

Wooden double-glazed window to side elevation. Shelves. Radiator.

Bathroom

Wooden double-glazed window to front elevation. Low-level WC, wash hand basin and bath with shower over. Radiator.

Outside

The property is situated on the plot with a wrap around garden. To the front there is a lawn area leading on to a side courtyard space with gravel. With access from both the property and the side courtyard, the East facing rear garden is fully enclosed. The garden offers a lawned space with decking in the corner, leading up to a further decked space. The larger decking space houses a pergola with plastic side covering and electricity. There is a large shed for further storage. The property has outside plugs and taps to both the front and the rear. There are far reaching views across the Stroud Valleys and the property backs on to the popular Callowell School. There is one off road parking space in a communal car park, and ample on street parking available.

Location

The property is located on the outskirts of Stroud with convenient access to canal walks, Sainsburys, Tescos and local primary and secondary schools. A wider range of facilities are available in central Stroud to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. Junction 13 of the M5 motorway is approximately 5 miles away providing easy access to Gloucester, Cheltenham and Bristol.

Material Information

Tenure: Freehold.

Council tax band: B.

Local authority and rates: Stroud District Council - £2,050.21 (2026/27).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

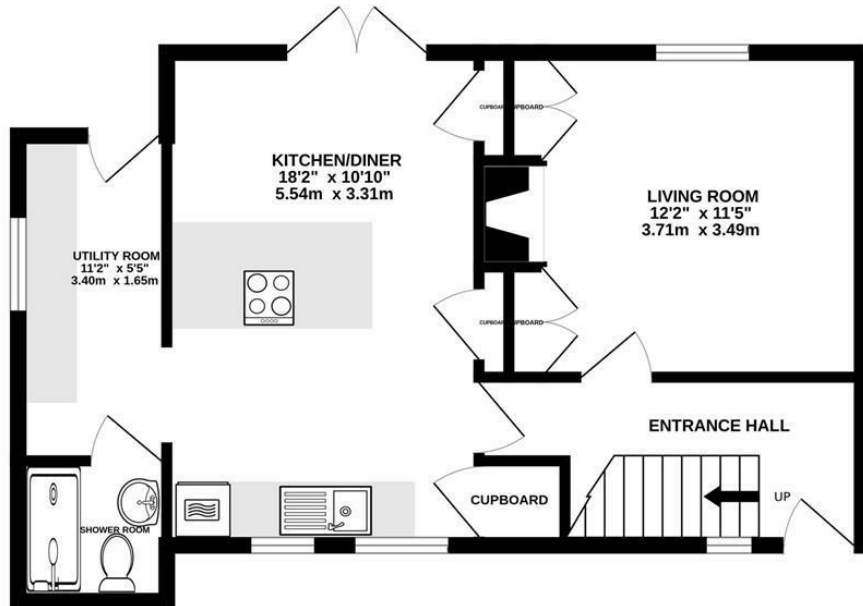
Heating: gas central heating.

Broadband speed: 7 Mbps (basic), 80 Mbps (superfast) and 2,000 Mbps (ultrafast).

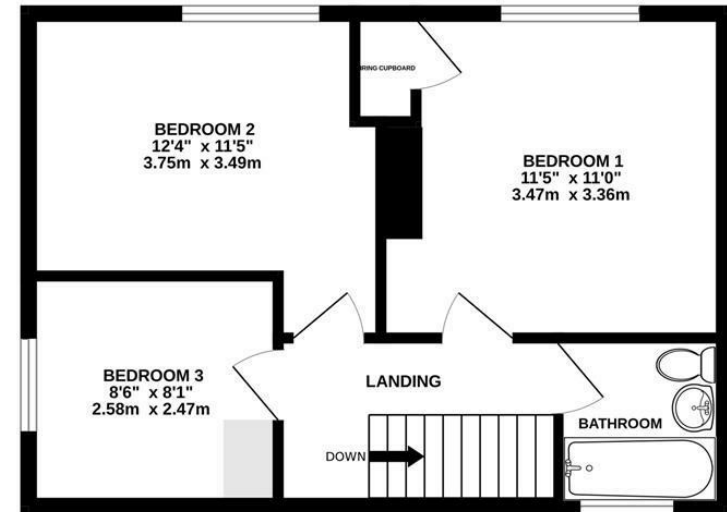
Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81-91	B		
62-80	C		
43-61	D		
25-42	E		
9-24	F		
1-8	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



