



Acre House, Acre Street, Stroud, Gloucestershire, GL5 1DR
Guide Price £300,000



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An opportunity to renovate a prominent period house on Acre Street, a popular road situated in "Old Stroud". Requiring extensive renovation this large, handsome house, offers flexible accommodation over four floors and has the benefit of allocated parking, a new central heating system and upgraded roof insulation.

SITTING ROOM (CURRENTLY USED AS AN OFFICE), STUDY, UTILITY ROOM, BATHROOM, LARGE CELLAR, KITCHEN, SITTING ROOM, DINING ROOM, FURTHER STUDY, THREE BEDROOMS, BATHROOM, ALLOCATED PARKING, GAS CENTRAL HEATING AND PERIOD FEATURES THROUGHOUT.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

Positioned prominently on the ever-popular Acre Street in Old Stroud, Acre House is a distinctive end-of-terrace period property, just a short walk from Stroud's vibrant town centre and its full range of amenities. Now offered to the market with no onward chain, the property represents an exceptional opportunity for renovation. While it requires full refurbishment, Acre House offers a generous and flexible layout that could be transformed into a truly charming and adaptable family home. Arranged over three floors, plus a substantial full-width cellar, the property provides a wealth of space and potential. On the ground floor, you'll find a spacious sitting room (currently used as an office), a utility room, a small study, and a bathroom. Stairs from the utility room lead down to the cellar, offering excellent storage or scope for conversion into additional living accommodation, subject to the necessary consents. The first floor features a traditional kitchen, a separate dining room, a cosy sitting room, and an additional study, ideal for those seeking space to work from home. Upstairs on the second floor are three well-proportioned bedrooms, a family bathroom, and a separate WC. The vendors of the property have recently invested in installing a new central heating system and have upgraded the roof insulation. With its prime location, character features, and versatile layout, Acre House offers a rare opportunity to create a bespoke home in one of Stroud's most desirable residential areas.

Outside

There are two allocated parking spaces to the rear of the terrace.

Location

Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. There are some lovely green spaces including a park in the centre of town and Daisy Bank just up close by Horns Road. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving.

Directions

From Stroud centre take Parliament Street up the hill, passing the Police station on the left hand side. Following the turning for the police station take the first right in to Acre Street. The property can be found half way down the road, on the right hand side as indicated by our "For Sale" board.

Property Information

The property is freehold. All mains services are connected to the property and it has gas central heating. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full voice and data mobile service from main providers.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



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Approximate Gross Internal Area = 203.1 sq m / 2186 sq ft
Basement = 51.4 sq m / 553 sq ft
Total = 254.5 sq m / 2739 sq ft

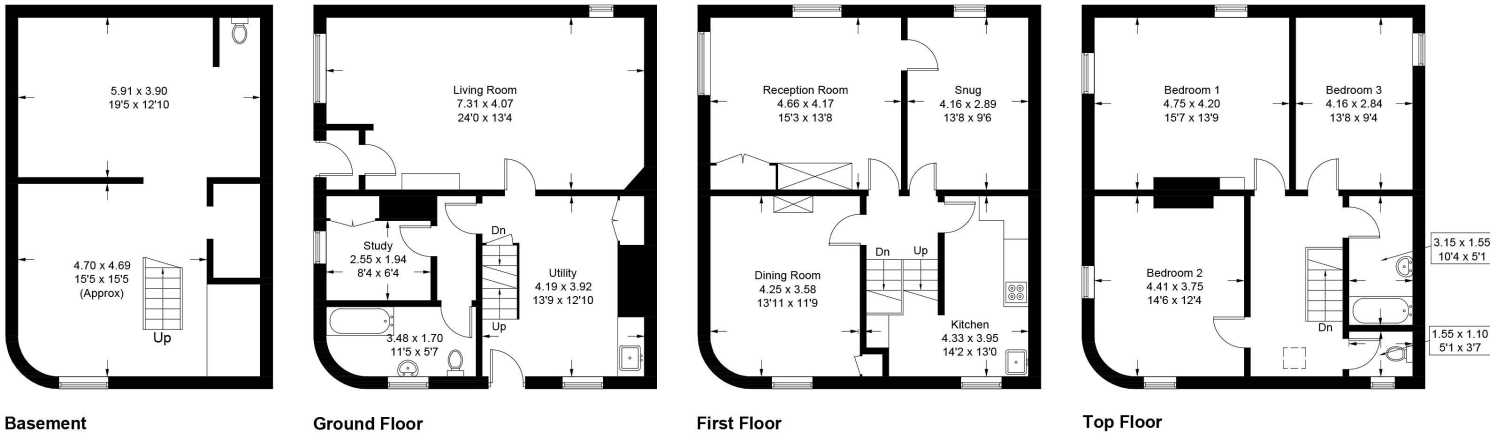
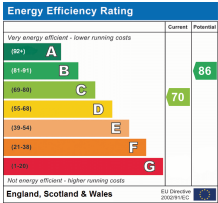


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1236090)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.