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Sales & Lettings

Port Side View, 60 Bourne Estate, Brimscombe,
Stroud, Gloucestershire, GL5 2SX
Price £345,000

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A well-presented, light, and airy, three bedroom 1930`s style home positioned in this beautiful, elevated location enjoying views of the golden valley. Generous and well stocked gardens, parking, and detached garage. Timber Cabin/Home Office providing a useful and versatile space. No Chain.

Sawyers Estate Agents are delighted to bring to the market, chain free, this well presented and proportioned, light and airy three bedroom 1930`s style home positioned in this beautiful, elevated location enjoying views of the golden valley. The accommodation briefly consists; entrance hall, living room area, dining area and kitchen to the ground floor whilst upstairs on the first floor you will find the three bedrooms and bathroom. Benefits include character features, double glazing (where specified) and gas central heating.

The generous and established landscaped gardens are of particular note being mainly laid to lawn with well stocked flower borders and interspersed by trees and shrubs, along with formal and informal seating area`s giving you pleasant area`s to sit out and enjoy the sunshine and views over different levels. Off road parking and detached garage.

Amenities:- Brimscombe, forming part of the golden valley, is a semi-rural and much sought after area with a number of former Mills originating from the former woollen industry located within the valley. There are two very popular primary schools nearby - (Thrupp and Brimscombe Primary Schools) and a secondary school at Eastcombe some two miles away. Bus services connect with Stroud.

Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. Good access to the M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Door to front with glazed panels, porthole style window to side, stairs to first floor and under stairs cupboard housing the combination boiler. Radiator.

Living Area 3.88m (12'9") x 3.31m (10'10")

Double glazed bay window to front, picture rail, fireplace with wood burner, radiator and television point.

Dining Area 3.31m (10'10") x 3.07m (10'1")

Double glazed French doors to rear, recessed shelving and two radiators.

Kitchen 3.47m (11'5") x 1.92m (6'4")

Two windows to side, range of fitted wall and base units complemented with light coloured roll edged work surfaces, one and a quarter bowl sink unit with mixer tap, tiled splash backs, fitted electric hob with oven under and filter hood over, plumbing for washing machine and space for fridge.

First Floor

Landing

Double glazed window to side and access to loft.

Bedroom One 4.04m (13'3") Into Bay x 3.17m (10'5")

Double glazed bay window to front. Picture rail.

Bedroom Two 3.25m (10'8") Into Recess x 3.12m (10'3")

Double glazed window to rear, picture rail, storage cupboard and radiator.

Bedroom Three 2.33m (7'8") x 1.87m (6'2")

Double glazed window to rear and radiator.

Bathroom 2.11m (6'11") x 1.87m (6'2")

Double glazed window to front, extractor, bath with shower attachment, low level W/C and pedestal wash hand basin. Part tiled walls and radiator.

Outside

Front/side

Gated steps to front door, outside light, off road parking, lawn area interspersed by trees and shrubs. Space for garden shed. Gated side access to rear.

Detached Garage

Up and over door and window to side.

Side/Rear

Generous and established garden mainly laid to lawn with well stocked flower borders and interspersed by trees and shrubs. Raised decked/seating area`s, further formal seating area with Barbecue area, ornamental pond, vegetable garden, space for garden shed, useful log store, fire pit, outside tap and outside light. Valley views can be enjoyed throughout the garden.

Timber Cabin/Home Office 7.37m (24'2") x 4.08m (13'5")

A useful and versatile space. French doors to front, windows to front and sides, window lights to rear, power and laminated floor.

Material Information

Title Number: GR94225

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: C

Annual price £2,106

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: Very Low Risk

Mobile coverage: EE, Vodafone, Three, O2

Broadband Speed: Basic (17 Mbps) Superfast (47 Mbps)

Satellite/Fibre TV Availability: BT, Sky, Virgin.

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

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Local Authority

Stroud District Council - Band C

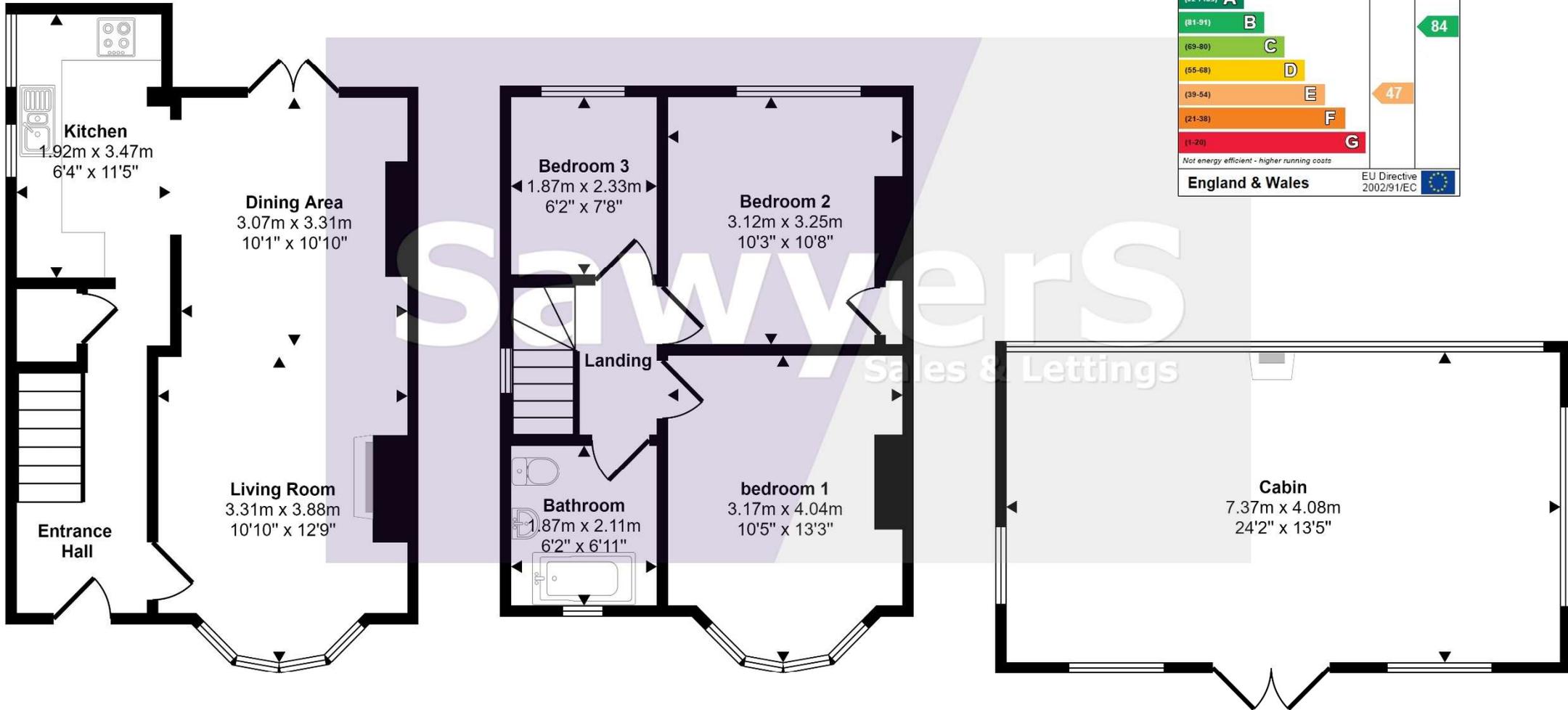
Directions

For SAT NAV use: GL5 2SX

Leave Stroud via the A419 London Road heading towards Cirencester. Continue through Thrupp and on into Brimscombe. Upon passing the parade the shops, turn left into the no through lane, sign posted 'Bourne Estate Numbers 36-75'. The property will be found on your left hand side, clearly identified by our `For Sale board.

Approx Gross Internal Area
103 sq m / 1114 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 36 sq m / 384 sq ft

Cabin
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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