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Sales & Lettings

**44 Nursery Drive, Brimscombe, Stroud,
Gloucestershire, GL5 2RL
Price £285,000**

44 Nursery Drive, Brimscombe, Stroud, Gloucestershire, GL5 2RL

Elevated and extended 1930's style three bedroom semi-detached home situated along the ever popular Nursery Drive in Brimscombe. The property is in need of complete refurbishment giving potential purchasers the opportunity to put their own stamp on it.

Generous gardens, ample parking and garage.

Sawyers Estate Agents are delighted to offer to the market this elevated 1930's style three bedroom semi-detached home situated along the ever popular Nursery Drive in Brimscombe.

The property is in need of complete refurbishment giving potential purchasers the opportunity to put their own stamp on it.

The extended accommodation briefly consists: Entrance hall, living room, separate dining room, study/utility area, kitchen and porch to the ground floor whilst on the first floor can be found three bedrooms and the shower room. Benefits include a useful attic, double glazing (where specified), solar panels and gas central heating. Outside you will find the generous gardens, ample road parking and garage. Rarely available, so early viewing highly recommended. EPC: D (63)

Amenities:- Brimscombe, forming part of the golden valley, is a most idyllic 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, some two miles away. 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

Double glazed door to front, port hole window to side, stairs to first floor, under stairs cupboard.

Living Room 3.8m (12'6") Into Bay x 3.64m (11'11")

Double glazed bay window to front, fire place with gas fire and exposed Cotswold stone surround, two wall light points and radiator.

Study/Utility Area 2.21m (7'3") x 2.11m (6'11")

Two double glazed windows to side, plumbing for washing machine and radiator.

Dining Room 3.2m (10'6") x 3.15m (10'4")

Double glazed window to rear and radiator.

Kitchen 2.97m (9'9") x 2.76m (9'1")

Door to side, double glazed window to rear and side, range of fitted wall and base units complemented with roll edge work surfaces over, stainless steel double drainer sink unit, tiled splash backs, space for gas cooker with filter hood, space for fridge. Radiator.

Porch

Door to rear, window to side and space for tumble dryer.

First Floor

Landing

Double glazed window to side and access to loft.

Bedroom One 3.8m (12'6") Into Bay x 3.64m (11'11")

Double glazed bay window to front, built in storage and radiator.

Bedroom Two 3.51m (11'6") x 3.21m (10'6")

Double glazed window to rear and radiator.

Bedroom Three 2.16m (7'1") x 1.84m (6'0")

Double glazed window to front, shelving and radiator.

Shower Room

Double glazed window to rear, double shower cubicle, low level WC and pedestal wash hand basin. Build in airing cupboard housing the boiler. Part tiled walls and radiator.

Outside

Front

Driveway providing ample off road parking leading to the detached garage. Garden mainly laid to lawn with mature shrubs. Side access. Outside light.

Rear

Generous enclosed level garden being mainly laid to lawn (Currently overgrown). Brick built out building. Potting shed. Outside light.

Detached Garage

Up and over door to front, door to side, windows to side and rear.

Selling Agent

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Local Authority

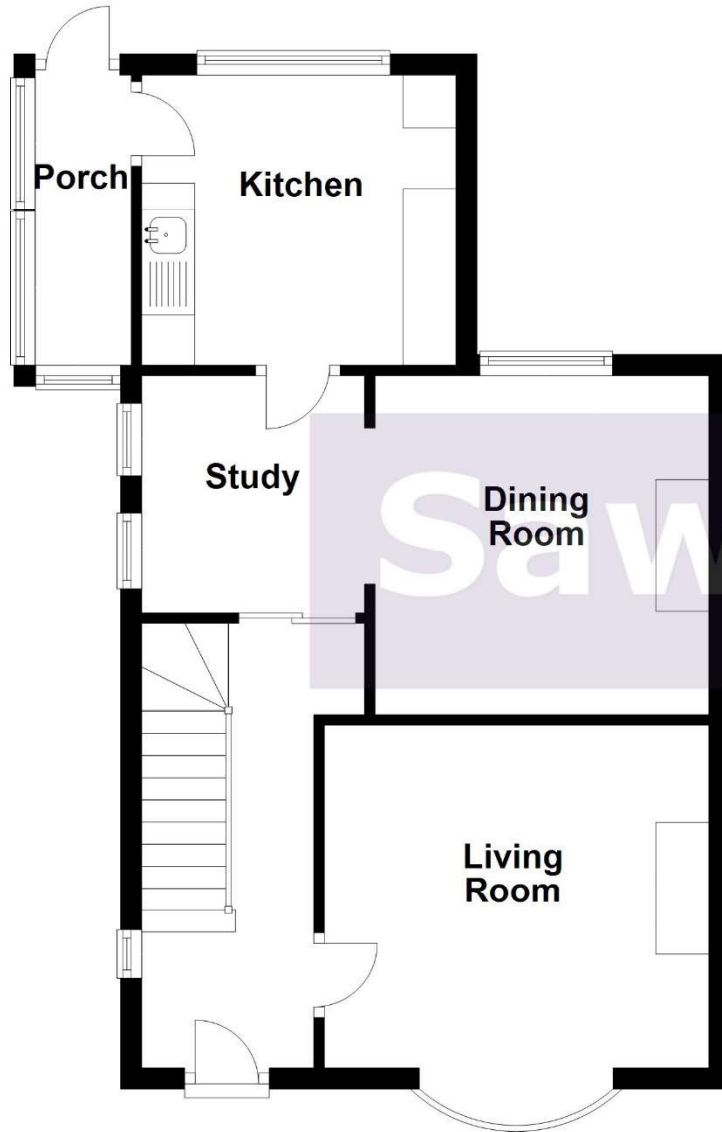
Stroud District Council - Band C

Directions

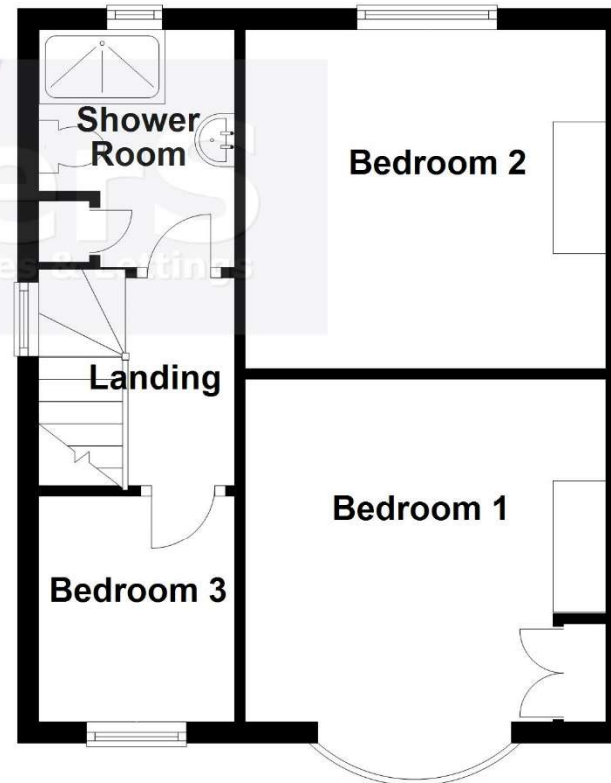
For SAT NAV use: GL5 2RL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		85
(81-91) B		
(69-80) C		63
(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

Ground Floor



First Floor



Plans are to be used as a guide only and are not to scale.
Plan produced using PlanUp.

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