



Sawyers
Sales & Lettings

**8 Brickfield Terrace, Brickfields, Stroud,
Gloucestershire, GL5 3LX
Price £165,000**

8 Brickfield Terrace, Brickfields, Stroud, Gloucestershire, GL5 3LX

A charming two double bedroom semi-detached Victorian property located in an elevated position enjoying views across the Stroud valleys. The property is in need of complete refurbishment giving potential purchasers the opportunity to put their own stamp on it. Generous garden. No onward chain.

Sawyers Estate Agents are pleased to bring to the market this charming extended two bedroom semi-detached home located in an elevated position enjoying views across the Stroud valleys.

The accommodation is arranged over two floors and briefly consists living room, separate dining room, kitchen and rear hall on the first floor whilst upstairs you will find the two bedrooms and bathroom. Benefits include gas central heating and some character features to include sash windows and exposed timber flooring where specified. Front and rear gardens with potential to create off road parking. No onward chain. (Draft Details).

Amenities: - Nearby Rodborough Common, together with its neighbour Minchinhampton Common some 600 acres of common land vested in the National Trust, is designated as an Area of Outstanding Natural Beauty where opportunities for walking, golf and equestrian activities are readily available. 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.

Living Room 3.62m (11'11") x 2.95m (9'8")

Door to front, sash window to front, fireplace, wall light points, built in shelving, radiator and opening to dining room.

Dining Room 3.62m (11'11") x 2.53m (8'4")

Stairs to first floor, two built in storage cupboards and radiator.

Kitchen 2.44m (8'0") x 1.72m (5'8")

Double glazed Velux style window to rear, window to rear, fitted base units with work surface over, single drainer sink unit with mixer tap. Space for cooker.

Rear Hall 1.71m (5'7") x 0.84m (2'9")

Door to side, space and plumbing for washing machine.

First Floor

Landing

Skylight, access to loft, over stairs storage housing the boiler and exposed timber floor.

Bedroom One 3.62m (11'11") x 3.03m (9'11")

Sash window to front, wall light points, radiator and exposed timber flooring.

Bedroom Two 2.55m (8'4") x 2m (6'7")

Window to rear, shelving, radiator and exposed timber flooring.

Bathroom 1.91m (6'3") x 1.51m (4'11")

Window to rear, bath, low level WC and wall mounted wash hand basin. Part tiled walls and radiator.

Outside

Front

Steps lead down to a slightly terraced garden (Currently overgrown). Scope/potential to create off road parking (subject to gaining the relevant consents). Side access leading to rear.

Rear

Steps lead up to a further garden area, (Currently overgrown).

Agents Note

Please note that the property does not currently have off road parking, nor is there any readily available nearby.

Viewings

Strictly by prior appointment. The property appears to have suffered from historic water damage, so we recommend the wearing of face masks while inside the property.

Selling Agent

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EPC

Pending

Local Authority

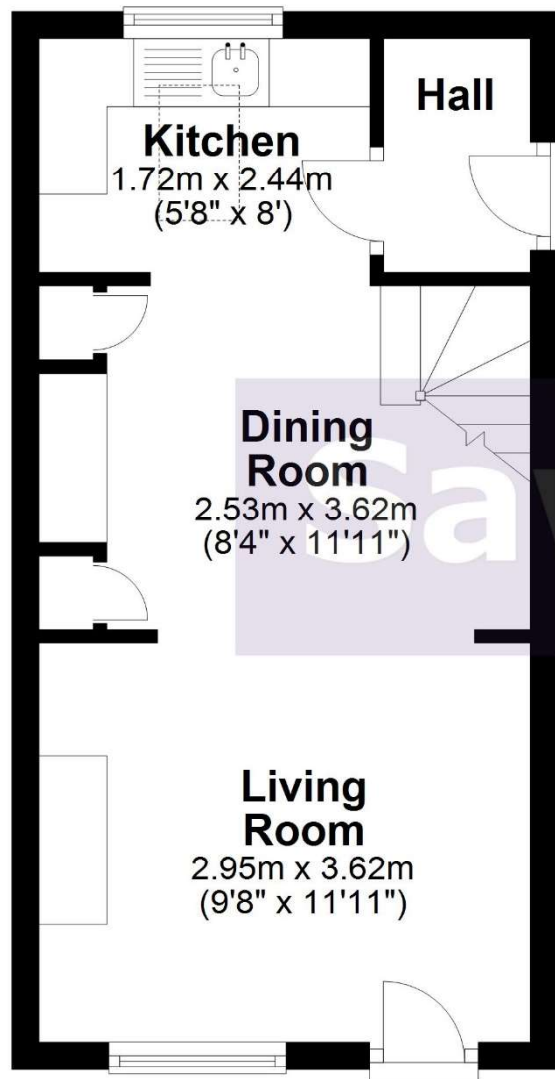
Stroud District Council - Band B

Directions

For SAT NAV use: GL5 3LX

Leave Stroud via the A46 Bath Road, heading towards Nailsworth. Turn left into Brickfields, sign posted Lightpill Trading Estate (Opposite J.E Clarke Motor Factors). Follow the road towards the end, where the property will be located on your right hand side, clearly identified by our 'For Sale' board. (For viewings, we recommend that you park in Frome Park Road just off the Bath Road, and walk to the property).

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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