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Sales & Lettings

**75 London Road, Brimscombe, Stroud,
Gloucestershire, GL5 2SF
Price £299,500**

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Rarely Available – A three bedroom semi detached home located in an elevated position with south facing views and access to local amenities. Recently refurbished. Double glazing and gas central heating. Landscaped garden and parking. No onward chain.

Sawyers Estate Agents are delighted to offer to the market this stylishly presented light and airy three bedroom semi-detached home set in an elevated position enjoying views across the Golden Valley. Situated towards the end of a no through road. The accommodation in brief consists, sitting room, kitchen/breakfast room, and utility/cloakroom on ground floor whilst on the first floor can be found the three bedrooms, modern bathroom and separate WC. Benefits include double glazing, gas central heating and access to local amenities. Outside you will find the landscaped garden and parking. Internal viewing highly recommended to appreciate all on offer.

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, 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.

Sitting Room 4.98m (16'4") x 3.1m (10'2")

Double glazed door to front, double glazed bay window to front with window seat and useful storage under, and window to side. Fireplace with surround, under stairs storage, steps up to kitchen, radiator and exposed timber floor.

Kitchen 4.95m (16'3") x 3.18m (10'5")

Double glazed door to side, double glazed window to rear, stylish range of fitted wall and base units complemented with timber block edges work surfaces, single drainer sink unit with mixer tap, tiled splash backs, space for five ring gas cooker with double width filter hood over, plumbing for dishwasher and space for fridge/freezer, stairs to first floor and built in storage cupboard. Exposed timber floor.

Utility/Cloakroom

Double glazed window to rear, low level WC, single drainer sink unit and work surface. Tiled splash back. Plumbing for washing machine.

First Floor

Landing

Double glazed window to side.

Bedroom One 3.26m (10'8") x 3.06m (10'0")

Double glazed bay window to front. Radiator.

Bedroom Two 3.25m (10'8") x 3.02m (9'11")

Double glazed window to rear. Radiator.

Bedroom Three 2.13m (7'0") x 1.82m (6'0")

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front, re-fitted suite consisting bath with shower over and wash hand basin set within vanity unit. Fully tiled walls.

Separate WC

Double glazed window to side, low level WC and wash hand basin.

Outside

Front

Courtyard area. Outside light.

Rear

Mainly laid to lawn with steps leading to the off road parking. Outside light.

Selling Agent

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Local Authority

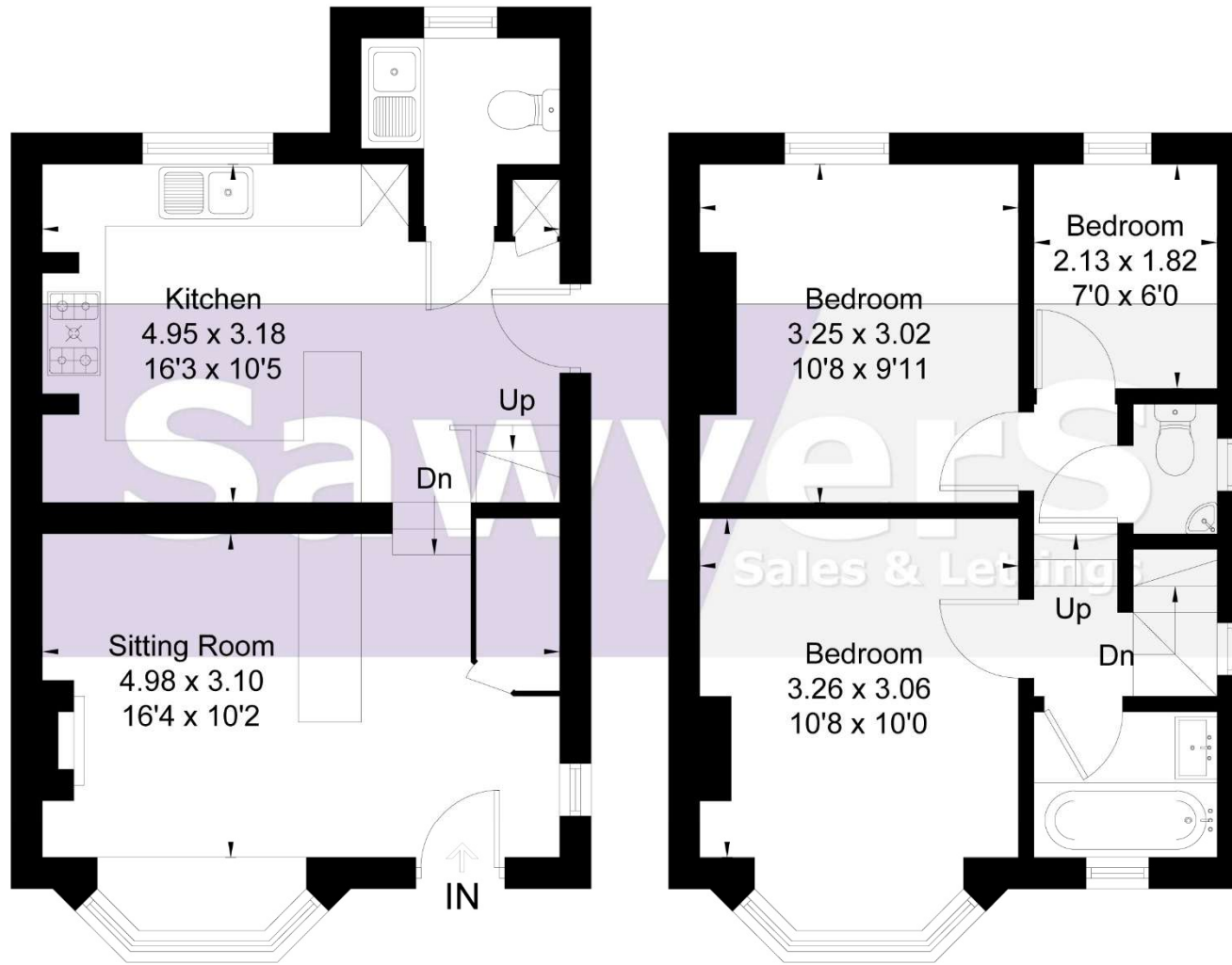
Stroud District Council - Band C

Directions

For SAT NAV use: GL5 2SF

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 at the end on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(84-91) B			84
(69-80) C			
(55-68) D		58	
(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



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79479

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

