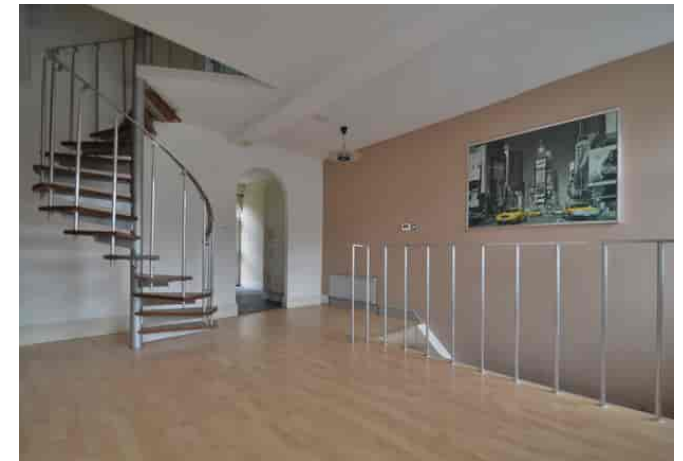




Flat 2 Gordon Terrace, London Road, Brimscombe, Stroud, GL5 2QE
Guide Price £205,000

PETER JOY
Sales & Lettings



Flat 2 Gordon Terrace, London Road, Brimscombe, Stroud, GL5 2QE

CHAIN FREE - A spacious two bedroom 'duplex' garden flat within a converted red-brick building situated off of London Road in Brimscombe with large reception room, private outside space and kitchen/breakfast room.

CHAIN FREE – INTERNAL STEPS UP, 16' OPEN PLAN SITTING ROOM WITH SPIRAL STAIRCASE UP, 12' KITCHEN/BREAKFAST ROOM WITH DOOR OUT TO GARDEN, LANDING WITH BUILT IN WARDROBE STORAGE, 10' BEDROOM TWO WITH BUILT IN STORAGE, BATHROOM WITH SHOWER OVER THE BATH, 13' MAIN BEDROOM, LONG REAR GARDEN INCLUDING DECKED SEATING AREA, LANDSCAPED TERRACES WITH LAWN AND WOODLAND, SOUTH FACING SUNNY FRONT, SHOP, PUB, AMENITIES & WALKS NEARBY.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

A bright and well-proportioned two bedroom garden flat within a converted red-brick building situated on Brimscombe Corner in Brimscombe around 2.5 miles from Stroud. Brimscombe and the nearby area benefits from primary schooling, a pub, cafe, a convenience shop, take away food options and a hairdressers whilst allowing for easy access to the shops, amenities and train station of Stroud via the A419. Internal steps lead up to the first floor which comprises of a bright 16' open plan sitting room with two large windows and high ceiling as well as a 12' kitchen/breakfast room with integrated appliances, breakfast bar and rear access to the garden. Up from the spiral staircase, the top floor is home to a landing with built in wardrobe storage, a 10' bedroom two also with built in storage, the bathroom with shower over the bath and a 13' main bedroom with two windows, high ceiling and feature picture rail. Windows to the front of the property have a southerly aspect so the property benefits from lots of natural light throughout the day into the living room and main bedroom above. The property benefits from gas central heating.

Outside

The interior is complemented by having a long rear garden accessed from the kitchen. The garden is initially laid with a decked seating area ideal for al-fresco dining with steps down to a storage area. Beyond the decking is a raised lawn terrace with a raised seating terrace above that. Past the middle of the garden is a pretty wooded area which extends up a fair way as well.

Location

Brimscombe and Thrupp is a fascinating area of Stroud whose past and present is inextricably linked with the canal which cuts through it. A haven for wildlife and a popular spot for walkers, the canal is also the location of the trendy Stroud Brewery, renowned for its craft beers and pizzas. This area became the beating heart of the Stroud woollen trade and the site of a number of significant mills, many of which have survived and been adapted for other purposes. Brimscombe Port was a key transfer point for sea-going barges to narrow boats, accommodating 100 vessels at its height, as well as the site of several boat-building yards. The basin was filled in after the Second World War and the port later fell into disrepair. However, work is due to begin soon on transforming the site into a new waterside community, including more than 150 sustainable homes, with the restoration of the canal basin and the retention of heritage buildings. Phoenix Mill is now a trading estate and many businesses are still based in this area. Today, Brimscombe and Thrupp are thriving and friendly communities with two primary schools, a popular pub, church and shops at Brimscombe Corner, including a general stores and the headquarters of Peter Joy. Other amenities in the area include an antiques emporium, paint and art shops, a fitness centre, Stroud Foot Clinic, the charming waterside Felt Café and the Long Table community canteen and restaurant. The larger town of Stroud, which has a direct rail link to London, supermarkets, cinema and a leisure centre is just down the road and can be accessed via the bus route (A419) or canal side walk.

Directions

From Stroud take the A419 towards Cirencester. Continue on this road passing through Bowbridge and Thrupp before coming to Brimscombe corner on the left hand side roughly 2.5 miles from Stroud. Pull into Brimscombe corner and the access to the property can be found between the hairdressers and the convenience store on the left hand side as indicated by our 'For Sale' board.

Tenure

Leasehold - 972 years remaining - £100 per annum to the below premises

Services

We are informed that all mains services are connected to the property.

Council Tax Band

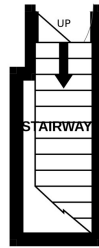
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Local Authority

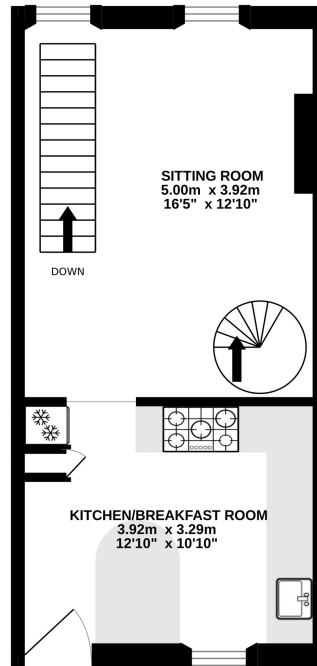
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



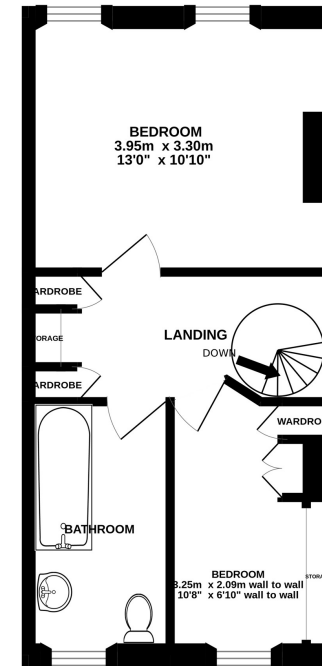
GROUND FLOOR
2.9 sq.m. (32 sq.ft.) approx.



1ST FLOOR
32.2 sq.m. (346 sq.ft.) approx.



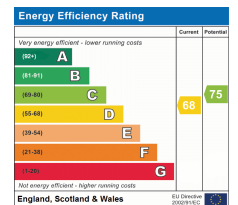
2ND FLOOR
32.0 sq.m. (344 sq.ft.) approx.



FLAT 2, GORDON TERRACE, LONDON ROAD, BRIMSCOMBE, STROUD GL5 2QE.

TOTAL FLOOR AREA : 67.1 sq.m. (722 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.