



1 Bourneville Terrace Cotswold Close, Brimscombe, Stroud, Gloucestershire, GL5 2TZ
Guide Price £395,000

PETER JOY
Sales & Lettings



1 Bourneville Terrace Cotswold Close, Brimscombe, Stroud, Gloucestershire, GL5 2TZ

A charming red-brick home set in a quiet, elevated position. The property offers versatile accommodation across three floors, along with off-road parking, a good-sized garden, and a lovely outlook. Chain Free

ENTRANCE HALLWAY, RECEPTION ROOM, SITTING ROOM, KITCHEN/DINING, CLOAKROOM, THREE BEDROOMS, FAMILY BATHROOM, GOOD SIZED TERRACED GARDEN, PARKING FOR TWO CARS, ELEVATED VIEWS, PRESENTED IN GOOD ORDER.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

Elevated on Cotswold Close sits this red-brick Victorian home. This charming end-of-terrace property has been well maintained and retains many of its original features. You enter into the hallway, with a reception room to the right, stairs rising to the first floor, and access to the remaining ground-floor rooms. The sitting room includes an enclosed wood burner, while the kitchen/dining room offers a range of wall and base units, along with a mix of freestanding and built-in appliances. Two Velux windows bring plenty of natural light into the kitchen/dining space. As shown on the floorplan, the kitchen provides access to the rear garden, and there is also a cloakroom. The first floor hosts two bedrooms and the family bathroom, with a further bedroom on the second floor, complete with built-in eaves storage.

Outside

To the front is a small enclosed courtyard with access to the front door and a path leading to the gated side access. To the rear, you'll find an attractive enclosed garden arranged over several levels. Immediately behind the house is a courtyard seating area, with steps leading up to a level lawn. Above this sits a raised, well-planted border and a further patio seating area that makes the most of the lovely views. Steps then lead up to a post-and-rail fenced parking area for two vehicles.



Location

Brimscombe is a popular area a couple of miles East of Stroud and borders both the Golden Valley and the Toadsmoor Valley. The Long Table, Stroud Brewery, The Ship Inn and The Felt Cafe are close by, and are all superb community spaces, with well regarded Brimscombe and Thrupp primary schools and a convenience store within a mile. Stroud's shops and amenities are within easy reach, with canal side walks at the bottom of the hill and some wonderful countryside just up the hill at Toadsmoor Lake and the surrounding woodland. As such, the property enjoys the advantages of being equidistant between open countryside and the lively town of Stroud, which offers a wide range of shops, supermarkets, schools and colleges and leisure facilities. Both Stroud and Kemble Railway Stations provides a main-line service to Gloucester and London. The popular towns of Cirencester and Cheltenham and Junctions of the M4 and M5 Motorway are also within easy driving distance.

Directions

From Stroud, take the A419 London Road towards Cirencester. After a couple of miles, you will pass Toadsmoor Road on your left. Just to the right of Toadsmoor Road, you will see Churchill Road. Turn onto Churchill Road and continue up the hill. Follow the road towards the top of the hill, then turn right onto Cotswold Close. The parking is at the second property on your right.



Property information

The property is freehold and has gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services include standard and superfast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Agents Note

Please note the neighbouring property has right of access across the rear of the property. Please ask member of the team for further details.

Local Authority

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

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Approximate Gross Internal Area = 108.0 sq m / 1162 sq ft
(Excluding External Store)

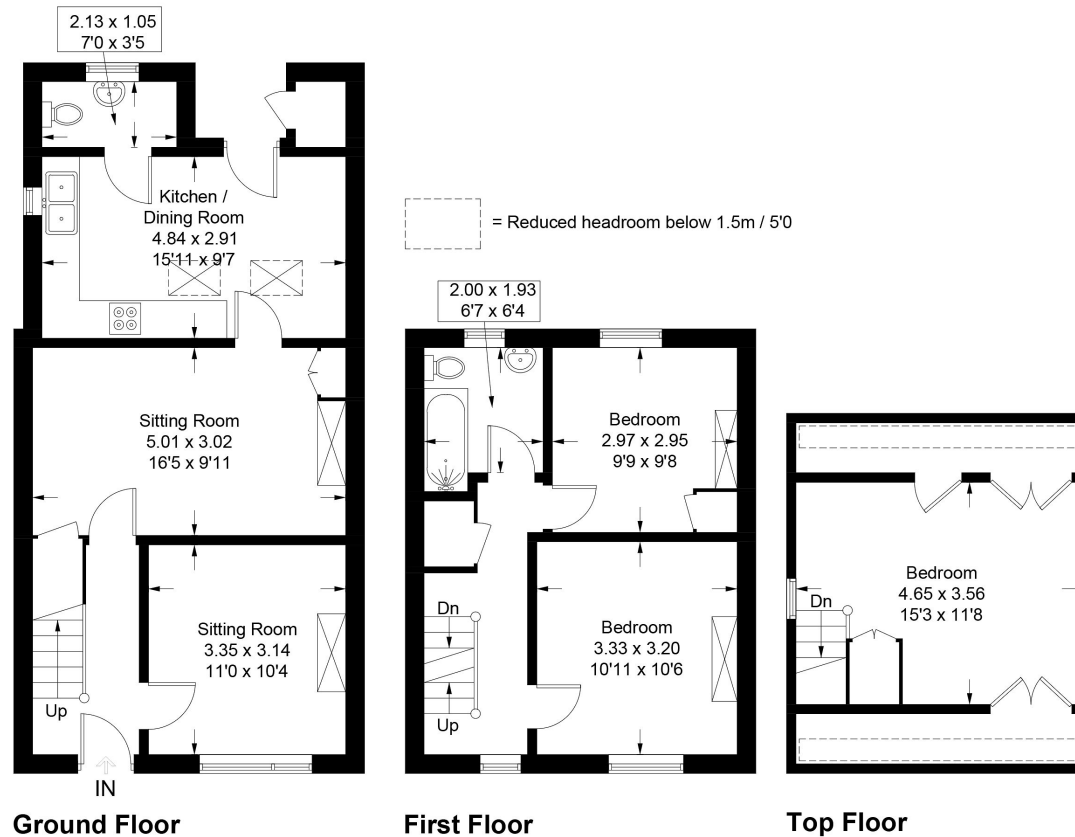


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1262483)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	55
England, Scotland & Wales	
EU Directive 2002/91/EC	

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.