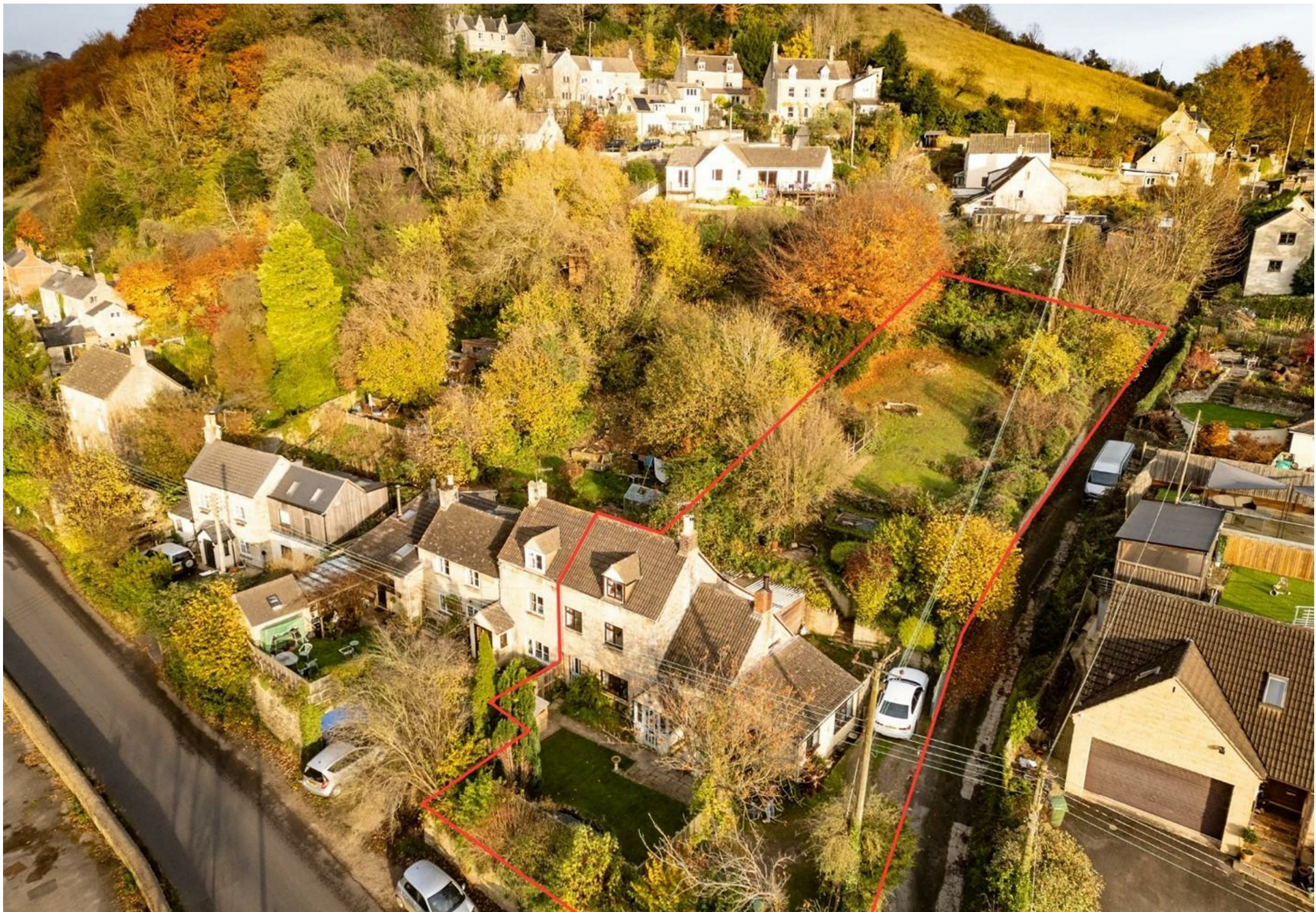




3 Kirby Row, Toadsmoor Road, Brimscombe, GL5 2UF

£525,000

HUNTERS[®]
EXCLUSIVE



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A charming 4 bedroom semi-detached house, currently listed for sale. This characterful property comes neutrally decorated with a bit of finishing off needed to part of the house and the garage area. Encompassing 4 bedrooms and one bathroom, with space for a second bathroom. The house is tailored to cater to the needs of both first-time buyers and families. The property also boasts two versatile reception rooms, each exuding its unique charm and character and both with wood burners. Additionally, the property comes complete with a single garage and driveway offering ample parking for several cars.





Description

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Amenities

The house is set back and elevated and is within easy access to both Minchinhampton and Rodborough Common and National Trust land. The local primary school can be found at the bottom of the hill along with a useful parade of shops on the A419 and local's public house. The A419 London Road leads into Stroud and out to Cirencester, both towns offering comprehensive shopping, leisure and schooling facilities. Stroud has mainline rail link to London, Paddington as well as Cheltenham and Gloucester.



Directions

The property is approximately 3 miles out of the centre of Stroud town. From Stroud, drive east along the A419 London Road continue past Brimscombe Lane, and turn left onto Toadsmoor Road. The property is set back in an elevated position along the small lane which is almost opposite Bourne Lane and directly opposite interiors@No.36.

Hunters Stroud GOLD Award Winners

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Entrance Porch

Door into dining hallway, light.

Dining Hallway

Recess with display sill, exposed ceiling beams, wood burner, fixed double glazed window, recess (former bread oven). Door to kitchen breakfast room and sitting room.

Kitchen Breakfast Room

A light kitchen breakfast room with four double glazed windows over three aspects. Double glazed door to garden, slate tiled floor, range master LPG cooker. Wall and base units with wooden square edge worktops, Belfast sink, plumbing for washing machine, tool designer radiator.



Sitting Room

Double glazed bay window, wood burner to chimney breast, wide bookcase, terracotta tiled floor, door to side hallway/2nd entrance.

Side Hall/Second Entrance

Wood and glass door to the front garden, cupboard housing, the consumer unit and electricity meter, door leading to rear store. This area is in need of cosmetic decoration.

Rear Store

Door with catflap, light and power.

First Floor Landing

Radiator, recessed lighting, double glazed window to the front and a staircase to the top floor landing.

Guest Bedroom 2 or Master bedroom

Not measured into window. Double glazed window to the front, some stone surrounding the fireplace, radiator.

Modern Bathroom/Shower Room

With a suite comprising: WC, a wash basin with wide storage unit beneath, panelled bath with mixer tap and shower handset, separate shower cubicle, heated towel rail, roof window, airing cupboard with gas combination boiler.



Master Bedroom

This room is currently used as the master bedroom, however the guest bedroom could equally be used as the master. Single glazed window with view to side, seat beneath and stone surround. Built-in open fronted wardrobes, exposed ceiling beam, double radiator, additional double glazed window to the rear.

Top Floor Landing

Roof window to the rear, eaves storage access, loft hatch and doors two bedrooms three and four.

Bedroom 4

Roof window, double radiator, part sloping ceiling.

Bedroom 3

Double glazed window to the front, double radiator, part sloping ceiling.

Outside

Garage In Need Of Repair

Not measured into entrance area, up and over door, door to void area.

Void/Store Accessed From Garage

Located via the garage and situated along side of the bathroom shower room. This area offers potential to create an additional room accessed from the landing of the house or a second bathroom.



Front Garden

The garden is lead to grass with a patio adjacent to the front of the property. There are conifer and cherry trees, a newly fenced surround. Access to the main porch and door into the second entrance. Feature pond.

Parking

There is parking to the side of the property for 3 to 4 cars. Five bar gates lead to an additional driveway area just before the garage. There is a double power point and LPG gas connection for the cooker. Steps lead to the rear garden.

Rear Garden

There is a large sloping back garden with various mature trees and shrubs. A greenhouse can be found to the left of the stepped pathway and a former chicken run. The bulk of the garden is laid to grass and most wonderful views can be had across the valley.



Social Media

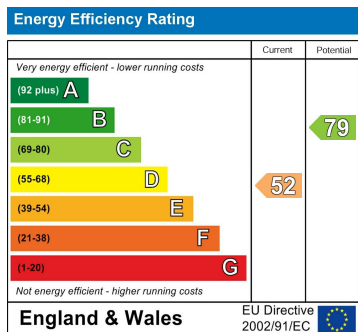
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Council Tax

Band D

Tenure

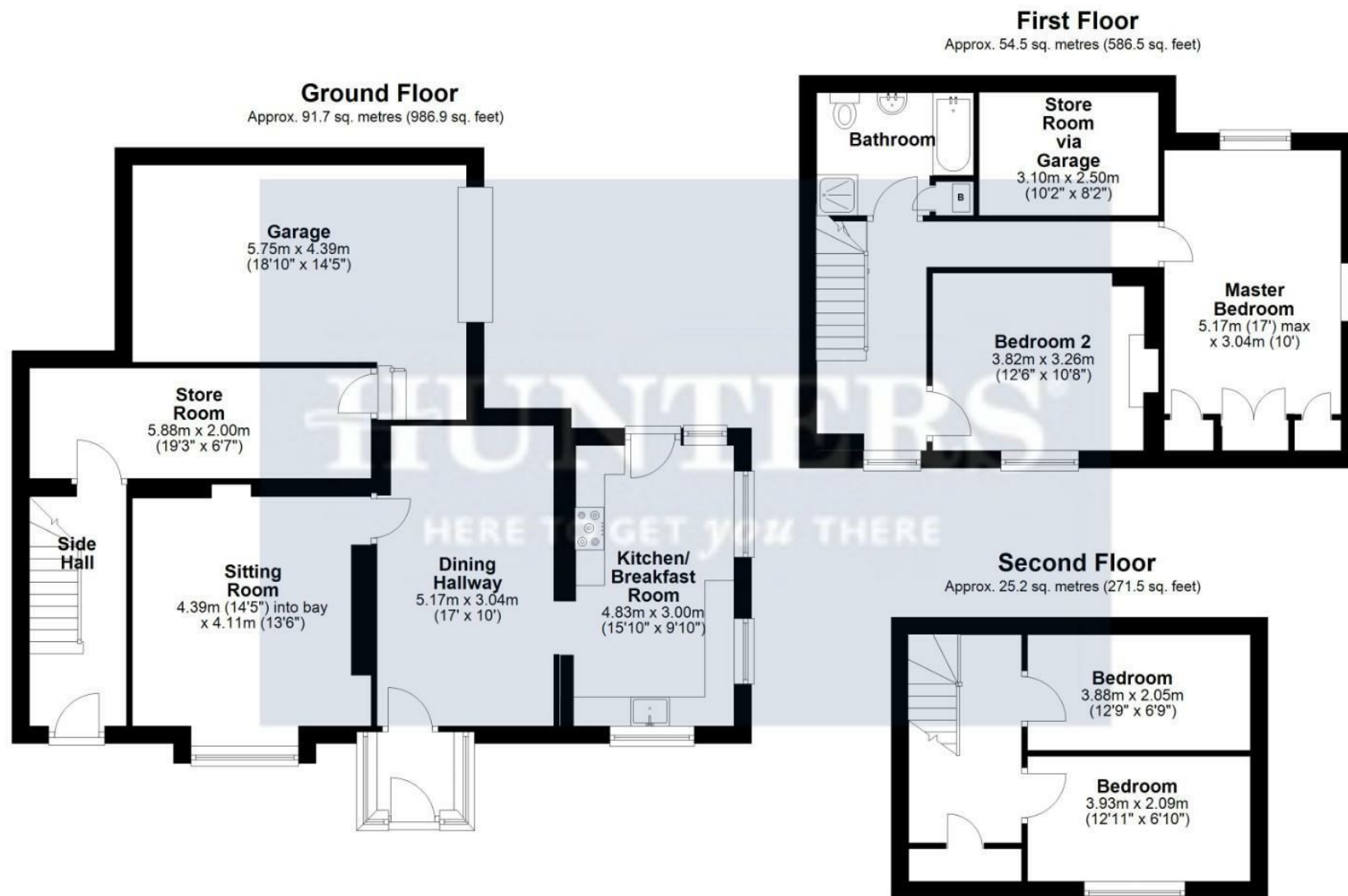
Freehold



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing Arrangements

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