



Cotswold Close, Brimscombe

2 Southview, Cotswold Close, Brimscombe,
Stroud, GL5 2UA

Guide price £375,000

DESCRIPTION

2 Southview offers someone the opportunity to personalise a beautiful two bedroom semi-detached Victorian house in a way that suits them. Having been in the same ownership for over 40 years, internally the decor could benefit from updating but the feel the house gives you is unquestionable, a welcoming comfortable homely one. With many of its original period features remaining including picture rails, internal doors and tall skirting boards, the potential to create a modern family home packed full of features is endless. Downstairs there is a sitting room with bay window, a dining room, kitchen, hallway and conservatory with a coal shed attached to the rear of the property and an outside WC. Upstairs there are two double bedrooms, the bathroom and a small room which runs from this which is ideal as a study or office. Outside the garden is mainly to the front and is of a generous size, so much so that the adjoining neighbours have had the bottom section of garden built in. This is where the detached double garage and parking for 3 is located and subject to planning permission, a similar thing could be done here. The garage has light and power supplied to it.

LOCATION

Brimscombe offers a variety of practical benefits on your doorstep. With the local primary school rated good by Ofsted and excellent access to footpaths and canal walks leading to places like Stroud Brewery. The local shop at Brimscombe Corner supplies everything needed from a day-to-day point of view with a fish and chip shop and The Ship Inn supplying either takeaway or food to eat in with the Stroudwater Canal currently being regenerated. There is also a bus service into Stroud which is only a few miles away and has a selection of larger supermarkets and railway station which offers a direct route to London Paddington. Stroud is also well known for its award winning Farmer's Market and schools including Stroud High School and Marling Grammer Schools.





- RED BRICK VICTORIAN
- LOVELY VIEWS
- POTENTIAL DEVELOPMENT
- SCOPE TO IMPROVE
- OUTBUILDINGS
- TWO BEDROOMS
- LARGE GARDEN
- DOUBLE GARAGE
- SEMI-DETACHED
- QUIET LOCATION



DIRECTIONS

2 Southview is easiest to find by leaving Stroud on the London Road, A419 in the direction of Cirencester. Continue on this road passing through Brimscombe corner where you will see the hand car wash on the right. Turn left shortly after signposted Bisley and Chalford and then immediately right up the lane. The parking and double garage is found by turning right into Valley Close and is located on the left.

GENERAL INFORMATION

General Information: Tenure: Freehold

Services: Believed to be mains water, electricity and drainage. Gas central heating. Postcode: GL5 2UA

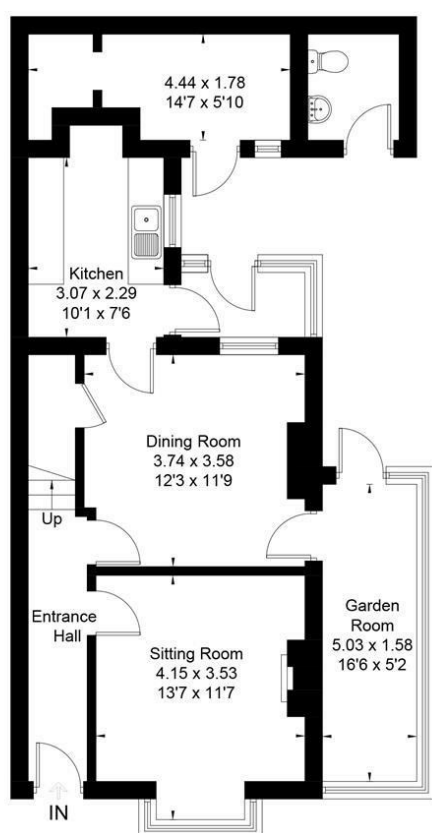
Viewing: Strictly by appointment through Ford Loveday Estate Agency.

Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band C. EPC rating E.



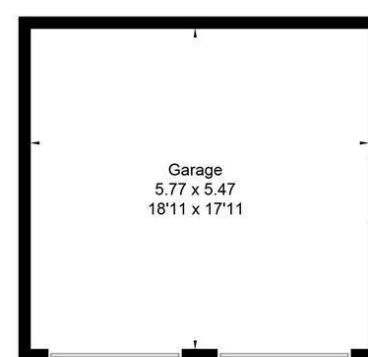
Approximate Area = 103.1 sq m / 1110 sq ft
 Outbuildings = 41.5 sq m / 447 sq ft
 Total = 144.6 sq m / 1557 sq ft (Including Garage)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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