



**SawyerS**  
Sales & Lettings

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



# 75 London Road, Brimscombe, Stroud, Gloucestershire, GL5 2SF

**A well presented 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. 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 garden and parking. No onward chain. 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.

## **Material Information**

Title Number: GR138684

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: C

Annual price £2,009 (2024/25)

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central heating

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, Three, O2 (Average)

Broadband Speed: Basic (17 Mbps) Superfast (44 Mbps)

Satellite/Fibre TV Availability: BT, Sky.

(This information can be subject to change and should be checked by your legal advisor)

## **Selling Agent**

Sawyers Estate Agents

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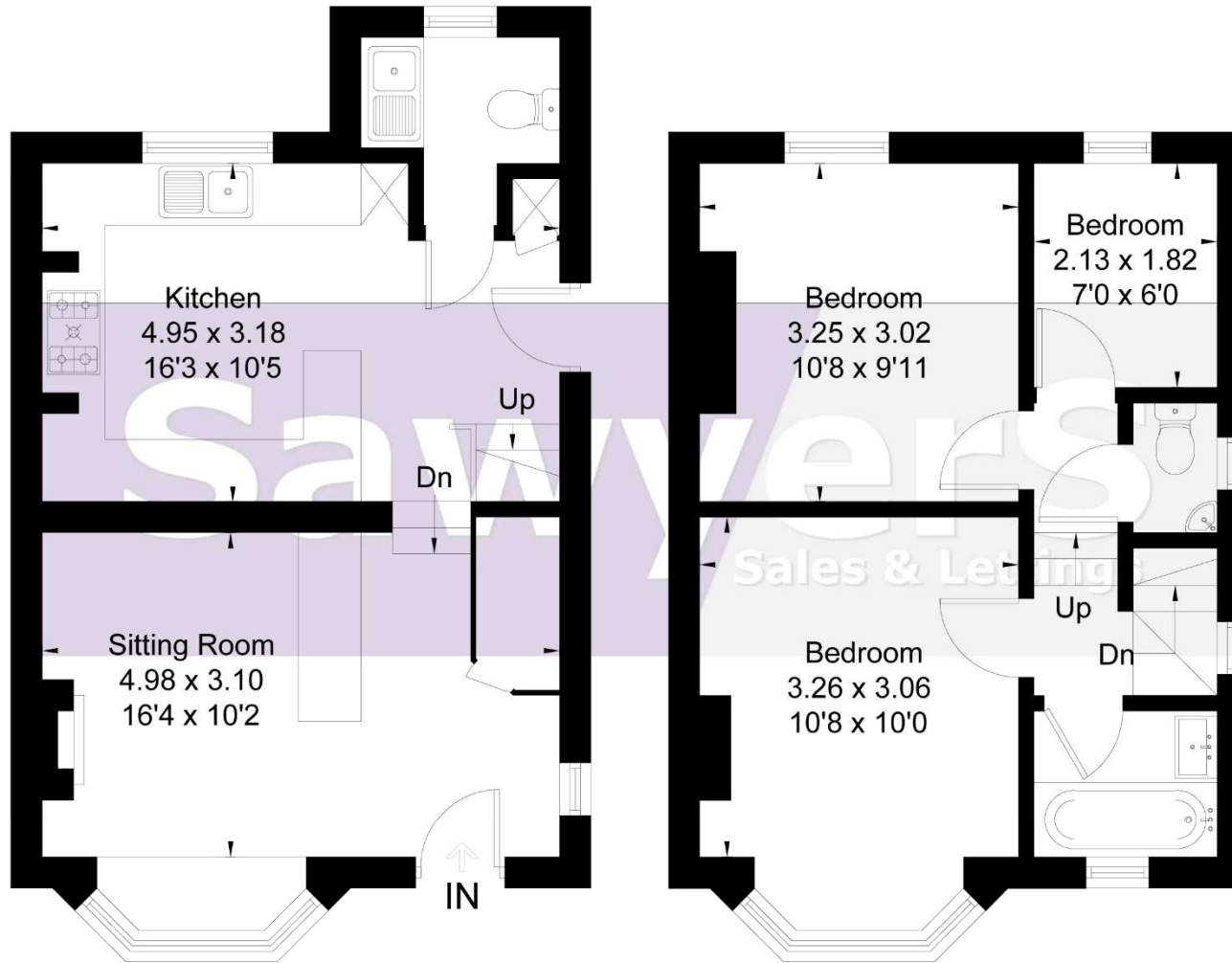
info@sawyersestateagents.co.uk

## **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.

Approximate Floor Area = 69.5 sq m / 748 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>58</b>	
England & Wales <small>EU Directive 2002/91/EC</small>		



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

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