

48 NURSERY DRIVE

BRIMSCOMBE
GLOUCESTERSHIRE



48 Nursery Drive, Brimscombe, Stroud, Gloucestershire, GL5 2RL

SPACIOUS DETACHED BUNGALOW IN SOUGHT AFTER LOCATION ON NURSERY DRIVE IN NEED OF MODERNISATION WITH FAR REACHING VIEWS.

Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Conservatory, 3 Bedrooms, Bathroom, Double Garage, Gardens, Parking, Views. NO ONWARD CHAIN

GUIDE PRICE £450,000

DESCRIPTION

This spacious detached bungalow occupies a sought after elevated location with fabulous views on Nursery Drive in Brimscombe near the popular market town of Stroud. In need of modernisation, the property offers an opportunity to improve and extend (subject to planning). Internally the accommodation allows for flexibility in use and currently consists of; entrance porch leading to a spacious hallway feeding in to the kitchen/breakfast room with a range of built in units, sitting room and subsequently a conservatory. Depending on requirements there are either three bedrooms or two bedrooms and a study together with a bathroom with shower over the bath. One of the bedrooms has an integral door in to the double garage creating an ideal opportunity to create additional accommodation. Well stocked gardens are located to the front and rear of the house with a sociable seating area to the rear. Parking for numerous vehicles is available to the side of the house.

DIRECTIONS

The property is most easily found by leaving Stroud in the Cirencester direction on the A419. Continue for a couple of miles and the turning to Nursery Drive can be found on the left hand side a few hundred yards after passing Brimscombe Corner. Number 48 is the first entrance on the left hand side.

LOCATION

Situated a short distance up a 'no through' lane on the south facing slopes of Brimscombe, the position allows for some lovely views towards Minchinhampton

Common. Local facilities include a nearby shop, post office store, a primary school, parish church and public house. Stroud is the nearest large town with 5 major supermarkets, boys and girls grammar schools and main line station with regular services into London Paddington, scheduled from 93 minutes. Cirencester is approximately 20 minutes drive and London circa 2 hours by road.

The surrounding countryside is a glorious source of walks and the hills a challenge for cyclists! There are three golf courses at Minchinhampton, which has good amenities and local shops as well as good pubs and other places to enjoy eating out locally. Other facilities within the area include a leisure centre, bowling alley, cinema and range of gyms in nearby Stroud.

TENURE Freehold
EPC EER: Current 60 / Potential 83

SERVICES All mains services are believed to be connected to the property. Gas central heating, mains drainage. Stroud District Council Band D - £2,244.44 2024/25. Broadband: Standard 17 Mbps. Superfast 90. Mobile: O2 (EE, Three and Vodafone limited)

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

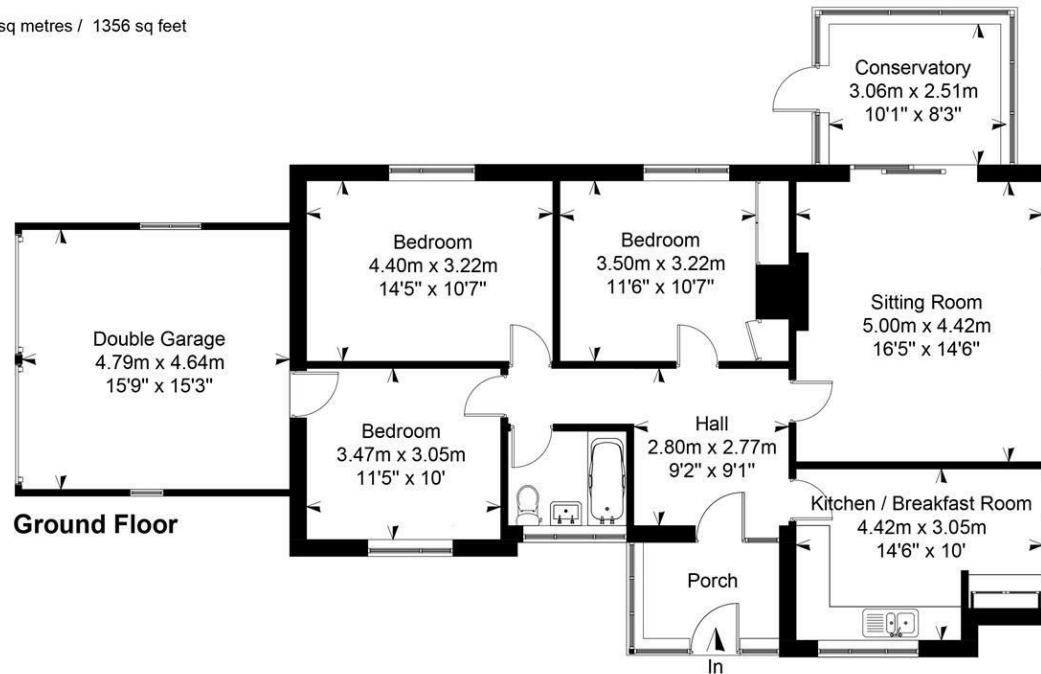
SUBJECT TO CONTRACT

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48 Nursery Drive, Brimscombe, Gloucestershire

Approximate IPMS2 Floor Area
Bungalow 104 sq metres / 1119 sq feet
Garage 22 sq metres / 237 sq feet
Total 126 sq metres / 1356 sq feet



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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



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