

51 NURSERY DRIVE

BRIMSCOMBE



51 Nursery Drive, Brimscombe, Stroud, GL5 2RL

A SPACIOUS DETACHED BUNGALOW IN A SOUTH FACING POSITION WITHIN A FEW MILES OF STROUD WITH LOVELY VIEWS ACROSS THE VALLEY

Entrance Hall, Sitting room, Dining room, Kitchen, Utility, 3 Bedrooms, Bathroom, Outbuildings, good size Gardens, Garage and Parking

GUIDE PRICE £475,000

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, where the local shops and facilities are. Number 51 can be found after a short distance on the left hand side.

DESCRIPTION

No 51 Nursery Drive is a spacious detached bungalow situated a few miles from the centre of Stroud in a south facing position with lovely views across the valley. The adaptable accommodation has a large boarded loft area, that could be converted into further accommodation subject to the necessary planning consents. Currently there are two reception rooms off the central hallway, both with large windows overlooking the garden and views. There is a good size fitted kitchen with utility/rear porch off, three bedrooms, and a bathroom. As mentioned there is a large boarded loft space that could be converted into further accommodation if desired, subject to the necessary planning consents. Outside, the gardens are a feature of the property, laid to the front and rear to lawns, flower borders with mature shrubs and bushes, water feature, summer house, workshop with WC, garage and parking.

LOCATION

Situated a short distance up a 'no through' lane on the south facing slopes of Brimscombe, the position allows for some lovely views. Local facilities include a

nearby shop, post office store, a primary school, parish church and public house. Stroud is the nearest large town with 3 major supermarkets, boys and girls grammar schools and main line station with regular services into London Paddington, scheduled from 93 minutes, while Cirencester is about 15 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.

TENURE	Freehold
EPC	EER: Current 62 / Potential 84
SERVICES	Mains electricity, gas, water and drainage are believed to be connected to the property. Gas central heating. Stroud District Council tax band D
VIEWING	By prior appointment with MURRAY'S 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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51 Nursery Drive, Brimscombe, Stroud, Gloucestershire

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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.

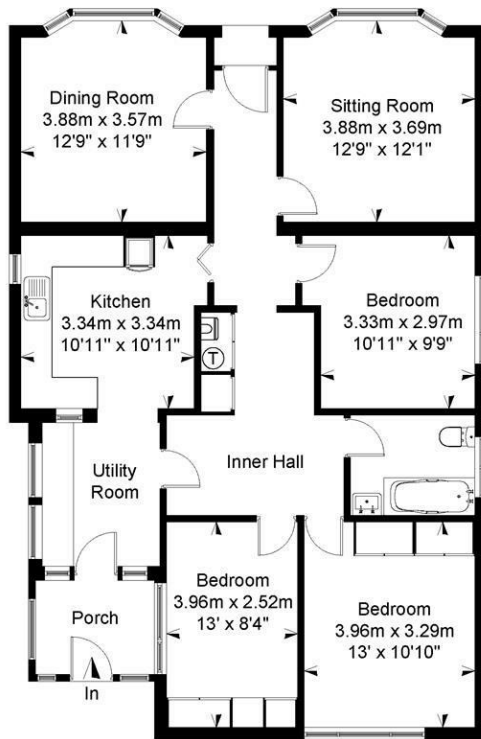
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation

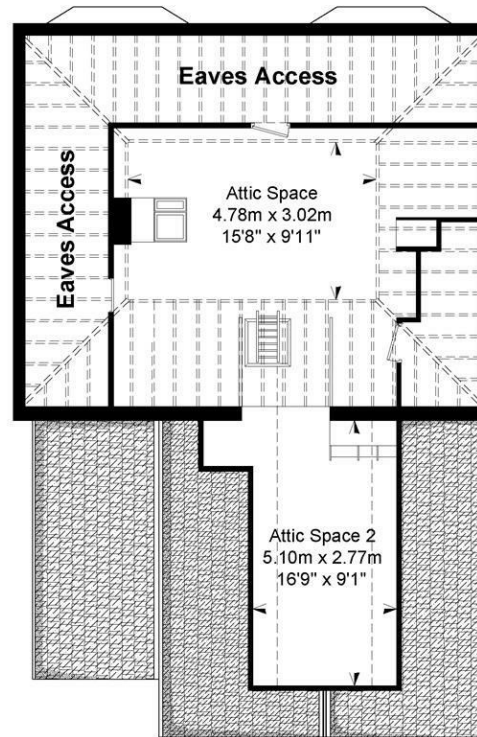


Approximate IPMS2 Floor Area	
House	112 sq metres / 1205 sq feet
Attic Space	78 sq metres / 840 sq feet
Garage	14 sq metres / 151 sq feet
Summerhouse	7 sq metres / 75 sq feet
Utility Room	6 sq metres / 64 sq feet

Total	217 sq metres / 2335 sq feet
(Includes Attic Space Limited Use Area)	54 sq metres / 581 sq feet

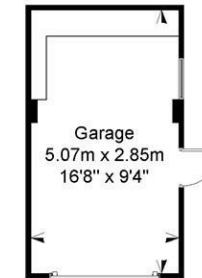
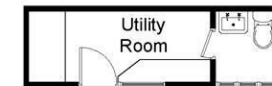
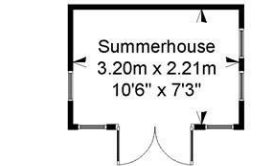


Ground Floor



Attic Space
Accessed Via Ladder

[Dashed Box] = Limited Use Area



4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, WLU 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk