



**SawyerS**  
Sales & Lettings

28 Victoria Road, Brimscombe, Stroud,  
Gloucestershire, GL5 2QY  
Price £285,000

## 28 Victoria Road, Brimscombe, Stroud, Gloucestershire, GL5 2QY

**A generous, light and airy two bedroom period property located within this lovely elevated position enjoying views across the Golden Valley. Two separate receptions, character features and gas central heating. The property enjoys a generous and well stocked mature garden. On road parking. No Chain.**

### The Property

A generous, light and airy two double bedroom period property located within this lovely elevated position enjoying views across the Golden Valley. The property would benefit from some decorative finishing, offering buyers the chance to personalise it to their own taste. The accommodation briefly consists: Entrance hall, living room, dining room, and kitchen to the first floor, with two bedrooms and bathroom on the first floor. Character features include sash windows, fireplaces and exposed timber and tiled flooring where specified. The gardens are mainly laid to mature shrub and tree borders. On road parking. No onward Chain.

### Location

There are two very popular primary schools nearby (Brimscome and Thrupp Primary Schools) and a secondary school at Eastcombe some 2 miles away. Minchinhampton is within easy reach as is the extensive National Trust common land and its golf course. A bus service connects with Stroud. 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.

### Entrance Hall

Door to front, stairs to first floor, radiator and tiled floor.

### Living Room 3.66m (12'0") x 2.97m (9'9")

Sash window to front, fireplace with surround and exposed timber floor.

### Dining Room 4.72m (15'6") x 3.35m (11'0")

Sash window to rear, fireplace with wood burner and decorative surround, radiator and exposed timber floor.

### Kitchen 3.3m (10'10") x 2.13m (7'0")

Door to side, stained glass window to rear, stained glass window to side and double glazed window to side. Range of fitted base units with tiled work top over, stainless steel one and a quarter bowl sink unit with mixer tap and tiled splash backs. Space for gas cooker, plumbing for washing machine and space for fridge. Wall mounted combination boiler and tiled floor.

### First Floor

### Landing

Access to loft, and doors to all rooms.

### Bedroom One 4.72m (15'6") x 3.05m (10'0")

Two double glazed sash windows to front, over stairs storage, radiator, telephone point and exposed timber floor.

### Bedroom Two 4.11m (13'6") x 2.31m (7'7")

Double glazed sash window to rear and radiator.

### Bathroom

Double glazed sash window to rear. Suite consisting bath with shower attachment, wide pedestal wash hand basin with tiled splash backs and low level WC. Part tiled wall, radiator and exposed timber floor.

### Outside

#### Front

Steps and path to front door, outside light, and mature shrub borders.

#### Rear

Generous garden laid over terraces, mainly laid to well stocked mature shrub and tree borders, seating area/courtyard directly off the kitchen, further raised seating area and timber summer house. Useful gated rear access via a common access way.

### Directions

For SAT NAV use: GL5 2QY

Leave Stroud via the A419 London Road heading towards Cirencester. Continue through Thrupp and on into Brimscombe. Turn right into Brimscombe Hill, passing `The Ship Inn` on your right. Continue up the hill and turn right into Victoria Road where the property will be located on you left hand side, clearly identified by our `For Sale` board.

### Material Information

Title Number: GR215523

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: B

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: Very Low

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

Broadband Speed: Basic (20 Mbps) Ultrafast (1800 Mbps)

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

### Selling Agent

Sawyers Estate Agents

17 George Street

Stroud

Gloucestershire

GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

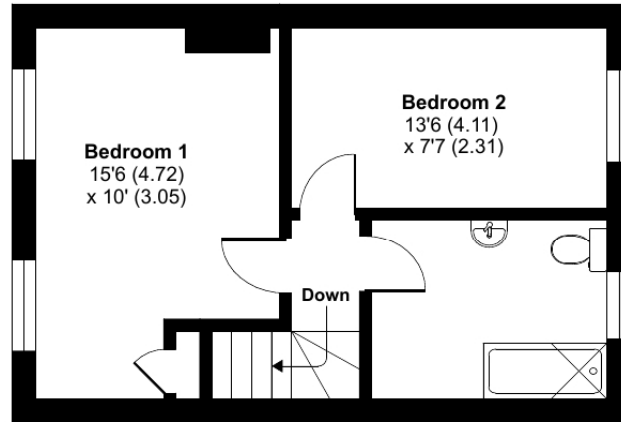
### Anti-Money Laundering (AML)

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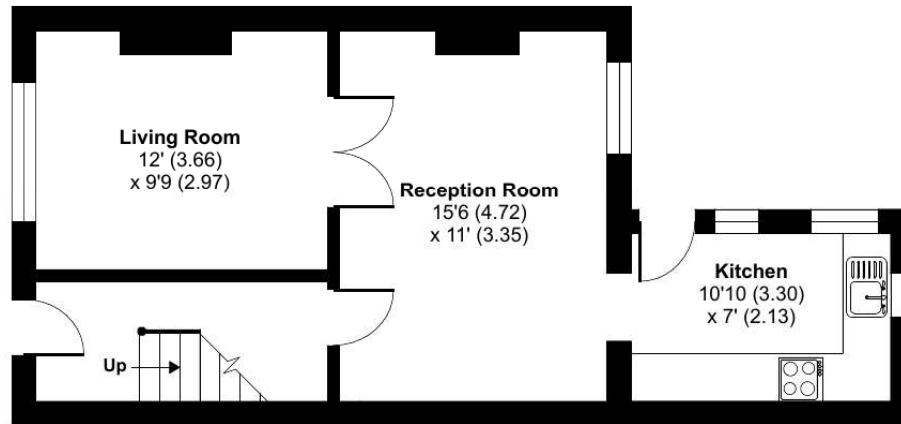
# Victoria Road, Brimscombe, Stroud, GL5

Approximate Area = 821 sq ft / 76.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>64</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(24-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Sawyers Estate Agents. REF: 906915

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