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Sales & Lettings

**26 Bourne Lane, Brimscombe, Stroud,
Gloucestershire, GL5 2RP
Price £349,950**

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A chain free 1930s style semi-detached home with three bedrooms, bright versatile living spaces, and sunroom. Set in an elevated position, it offers pleasant Golden Valley views and period features, with scope for modernisation. Detached garage and useful storage. Generous gardens and ample parking.

A well-proportioned 1930s style home offering bright and versatile accommodation in an elevated position with pleasant views across the Golden Valley. This neatly presented and chain free semi-detached property provides three bedrooms and generous living space, making it an ideal opportunity for buyers seeking a home with character and potential. While well maintained, the property would benefit from some modernisation, allowing purchasers the chance to update and personalise the accommodation to their own taste and requirements.

The property reflects the architectural style of the pre-war period, characterised by bay windows, well balanced proportions, and practical family living spaces. Homes of this era were designed to provide comfortable accommodation with good natural light and thoughtful layouts, and many remain highly regarded today for their solid construction and enduring appeal. This particular home also benefits from a sunroom, enhancing the ground floor living space while taking advantage of the attractive valley outlook.

Accommodation

Arranged over two floors, the ground floor begins with an entrance hall leading to a comfortable sitting room featuring a bay window typical of the period. The kitchen/dining area is functional which in turn leads through to a bright sunroom enjoying views across the surrounding valley. A useful side porch provides a practical space for coats and shoes. Upstairs, the first floor offers three bedrooms and a modern shower room. Bedrooms one and two benefit from built in wardrobes, while the principal bedroom also features a bay window that enhances the sense of space and natural light.

Design and Features

The property benefits from double glazing and gas central heating, providing a comfortable and efficient living environment. The shower room has been updated with a modern suite, while the kitchen remains practical and serviceable. Overall, the home offers a solid and well maintained base with scope for cosmetic improvement, presenting an excellent opportunity for buyers to create a home tailored to their own style.

Gardens and Grounds

To the front of the property, the garden is mainly laid to lawn with flower and shrub borders, small tree and attractive Cotswold stone walling. Double gates provide access to the driveway. The generous and established rear garden is a particular feature of the property. Enclosed and mainly laid to lawn, it is complemented by shrubs and fruit trees. Steps lead down to formal seating area which provides a pleasant spot to sit and enjoy the sunshine and the surrounding views. Additional features include an ornamental pond and a greenhouse. A useful storage area is also located on the lower ground floor. External features include outside security lighting, courtesy lighting and gated side access to the rear garden.

Parking and Garage

The driveway provides ample off road parking and leads to a detached garage. The garage also benefits from the addition of a useful shower room.

Location and Lifestyle

Brimscombe, forming part of the beautiful Golden Valley, is a sought after semi rural location characterised by its historic former mill buildings which reflect the area's woollen industry heritage. The village benefits from a welcoming community atmosphere and convenient access to nearby amenities. There are two well regarded primary schools nearby at Thrupp and Brimscombe, with a secondary school located at Eastcombe approximately two miles away. Local bus services provide connections to Stroud and surrounding areas.

Stroud is one of Gloucestershire's most popular market towns, situated at the meeting point of five valleys within the renowned Cotswold countryside. The town offers a blend of rich industrial heritage and modern amenities, including a thriving street market, town centre shopping, pubs, restaurants and bistros. The area is well served by excellent schools for all ages, and good access to the M5 motorway provides convenient links to Gloucester, Cheltenham and Bristol for commuting.

Material Information

Title Number: Unregistered
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: C
Annual price £2,070.83p
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Low Risk
Mobile coverage: EE, Vodafone, Three, O2
Broadband Speed: Basic (15 Mbps) Superfast (69 Mbps)
Satellite/Fibre TV Availability: BT, Sky.

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

Selling Agent

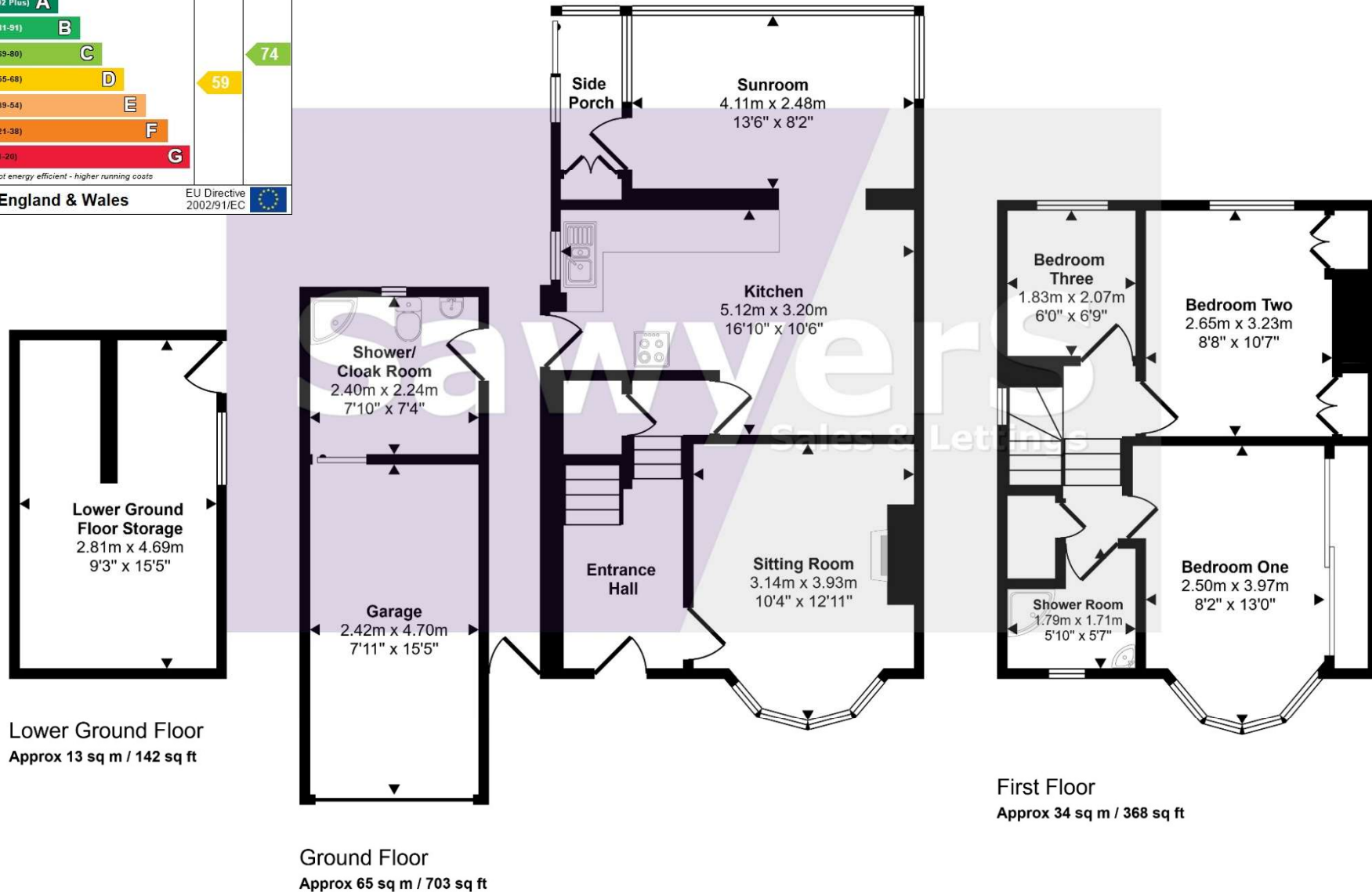
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
113 sq m / 1214 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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