



Toadsmoor Road,  
Brimscombe,  
GL5 2TB

£330,000

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Hunters are delighted to offer this mid terrace, 3 bedroom house which boasts off road parking for 2 cars side-by-side and a single garage. Wonderful views can be had across the mill pond to the rear of the property. Internally there are 3 good size bedrooms, 2 of which have built in wardrobes along with a modern bathroom with white suite to the first floor. To the ground floor and entrance hall gives access to a cloakroom, sitting room with open fire which opens into the dining room. Off of the dining room is a kitchen with cream coloured wall and base units and access to the garden. Other benefits include a new gas combination boiler December 2024. Viewings are highly recommended.



## Amenities

Local amenities are all nearby, including the ever popular Thomas Keble school and sought after primary schools. A community run store can be found at nearby Chalford, whilst the village of Bussage offers a Tesco Express, Doctors and Dental Surgeries, Take-Aways and Local Pubs. Comprehensive shopping and leisure facilities can be found in Cirencester and Stroud, with Stroud having a mainline rail link to London Paddington.

## Directions

Located just circa 2.5 miles from our office in Stroud. Proceed out on the London road (A419) past Brimscombe Lane and the local shops on the left and turn left into Toadsmoor Road. You will shortly come to the properties on the left.

## Entrance Hallway

Staircase rising to the first floor, double glazed front door, doors leading to sitting room and WC.

## WC

Comprising a WC, wash basin with storage beneath, double glazed window, electric panel heater.

## Sitting Room 15'3" x 13'3"

Open fire to chimney breast, double glazed window to the front aspect, cupboard, heating and hot, water controls, opening into the dining room and door to entrance hallway.

## Dining Room 9'4" x 8'4"

Double glazed French doors to the garden, large double radiator, laminate flooring, door into kitchen.

## Kitchen 9'2" x 9'4"

A range of cream coloured wall and base units with wood effect worktops over. Plumbing and space for a dishwasher and washing machine. Space for fridge freezer and space for a range style cooker (by negotiation). Stainless steel sink with a shower tap, new gas fired combi-combination boiler December 2024, double glazed window and door to the garden.

## Landing

Storage cupboard, access to loft which is partly boarded. Pine doors leading to the bedrooms and bathroom.

## Bedroom 1 12'6" x 10'8"

Double glazed window with view over the mill pond, radiator, built-in double wardrobe with hanging rail and shelf.

## Bedroom 2 11'9" x 10'0"

Double glazed window to the front, radiator. Not measured into door recess.

## Bedroom 3 11'0" x 8'5"

Double glazed window to the front aspect, radiator, built-in wardrobe with hanging rail and shelf.

## Bathroom 6'4" x 5'5"

Comprising a three-piece white suite to include a wash basin with storage beneath, WC, spa bath with shower over, double glazed window to the rear, heated towel rail.

## Front Garden/Driveway

There is parking for two cars side-by-side on the driveway with shrubs and plants alongside. Outside tap and a canopy porch.

## Rear Garden

Enjoying a wonderful outlook onto the millpond is a lawned garden with borders incorporating shrubs and plants. There is an open fronted, integral store area, shed, outside tap and double power point. A gate takes you out to the bank of the millpond.

## Garage

Just along from the house is a single garage with solar powered lights and power, entered through double hung doors.

## Tenure

Freehold

## Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

## Council Tax Band

Thrupp Parish Band C

Tenure: Freehold  
Council Tax Band: C

- 3 Bedrooms
- Millpond Views To Rear
- Sitting Room With Open Fire
- Kitchen & Dining Room
- New Gas Combination Boiler
- D/s WC
- Single Garage
- Driveway Parking For 2 Cars
- EPC Band D (60)
- Lawned Rear Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.