

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Victoria Road

Brimscombe, Stroud, GL5 2QY

Asking Price £285,000



Council Tax: B



# 14 Victoria Road

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## Hunters Stroud 4 x GOLD Winners

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

## Description

Hunters Stroud are delighted to offer this good sized 3-bedroom terraced home on Victoria Road, lovingly owned by the same family for over 65 years. The property has been well maintained throughout, with the added benefit of independent modern electric heating, and now offers an excellent opportunity for a buyer wishing to modernise to their own taste. A central hallway leads to a cosy front sitting room. The kitchen/dining room sits at the rear, complemented by a separate utility room with cloakroom alongside and direct access to the garden. Upstairs, the home provides 3 bedrooms, including one with built-in wardrobes and attractive views across the valley. A surprisingly good sized family shower room completes the first floor. Externally, the property enjoys a terraced front garden with mature planting. The long rear garden, mainly laid to lawn, offers plenty of space for outdoor enjoyment and benefits from access onto Albert Road. The elevated position also provides lovely far-reaching views across the valley, adding to the appeal. A neighbour is also happy to sell his garage which is located at the bottom of the garden (Do ask for more information on this). Viewing by appointment only.

## Amenities

Brimscombe, situated along the A419 London Road, was originally a shipping port village that thrived on wealth. The old port currently has plans for regeneration to include housing, leisure and retail units. The Stroud District Council is restoring a 6.7-mile stretch of the Cotswold Canals, promising economic, heritage, leisure, and conservation benefits. The village features a primary school, proximity to Thomas Keble secondary school, and various educational institutions. Brimscombe offers a village shop, mobile post office, Fish & Chip shop, hair salon, and antiques shop. Excellent transport links via A419 and railway stations connect to Stroud, M5, Cirencester, and London Paddington.

## Hallway

Electric radiator, tiled floor, staircase, double glazed front door.

## Sitting Room

Large double glazed window to the front, picture rail, open fire with back boiler and mantle, electric radiator.

## Kitchen

A selection of wall and base units with worktops over. Double and single glazed windows, electric radiator, electric hob and double oven and grill. Fan heater, space for a fridge freezer, tall ceilings, under stairs storage cupboard with light.

## Utility Room

Stainless steel sink set to base unit, single glazed window, plumbing for washing machine, electric radiator, additional panel heater, salt water softener, door to WC, door to rear garden.

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## WC

Low-level WC, secondary glazed window.

## Landing & Loft Access

Access to loft with pull down ladder and light, boarding. Electric radiator on landing doors to.....

## Bedroom 1

Electric radiator, tiled fireplace, picture rail, two double glazed windows to the front garden.

## Bedroom 2

Electric radiator, built-in wardrobes and airing cupboard incorporating the hot water cylinder. Double glazed window with views, shelving.

## Bedroom 3

Double glazed window to the front garden.

## Shower Room

A wide a shower with modern electric shower, WC, wash basin to vanity storage, secondary glazed window, shaver point.

## Outside

## Front Garden

A stepped pathway leads to the door via a wooden gate, various shrubs, plants and trees incorporated.

## Rear Garden

Enjoying views across the valley. Coal stores, the majority the garden is laid to lawn with a pathway between leading from a top patio area down to a rear gate.

## Possibility To Purchase Neighbours Garage

A garage with power is located at the bottom of the garden, please note this is not owned by the vendors. However, the garage owner is open to selling it via separate negotiation. For more information, please do give us a call.

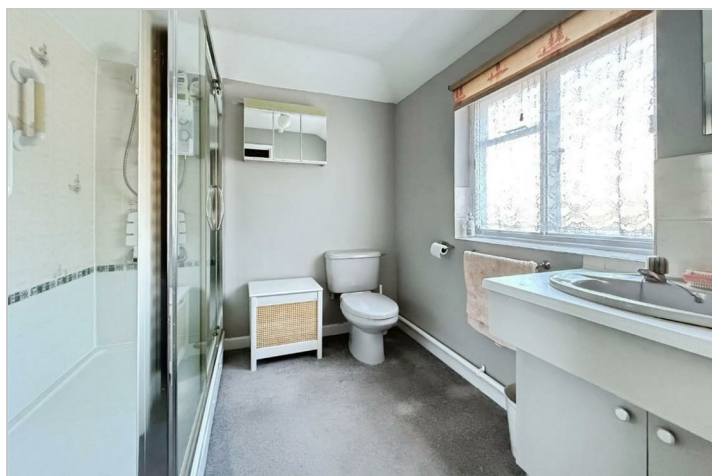
## Council Tax Band B

## 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.



## Road Map



## Hybrid Map

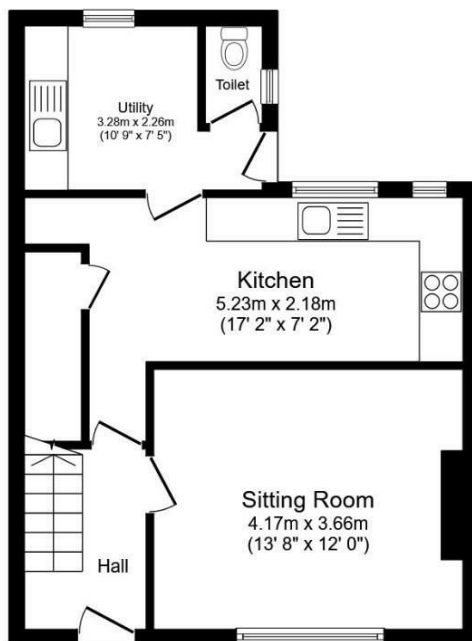


## Terrain Map

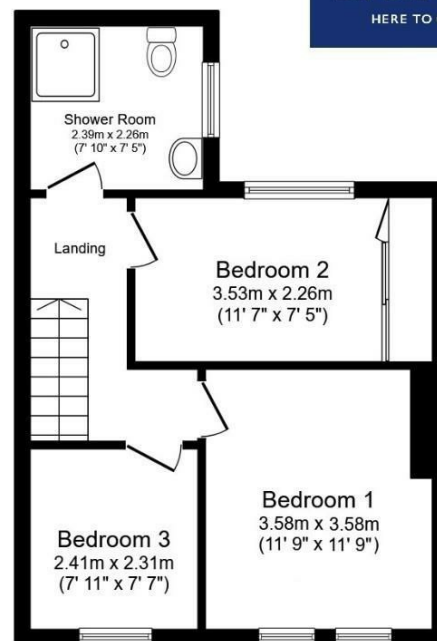


## Floor Plan

Victoria Road, Stroud, Brimscombe, GL5 2QY



Ground Floor



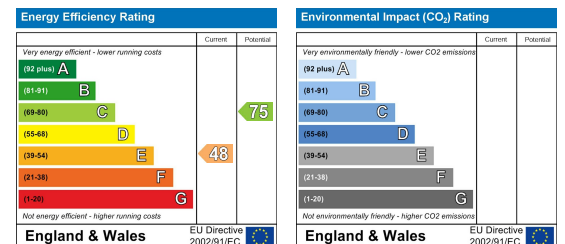
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.