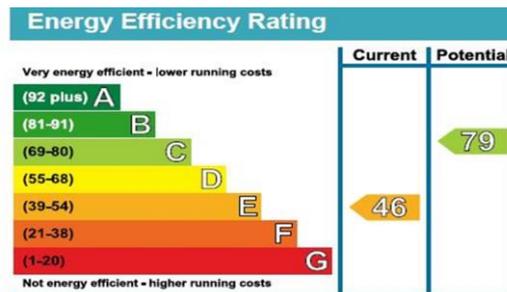




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Gordon Terrace, London Road, GL5 2QE | £375,000  
Call us today on 01453 764912



**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.



Hunters Exclusive are delighted to be offering you this end-terraced spacious retail unit being self-contained with three storey residential accommodation above which has retained many of its original features. Excellent views toward the woodlands.

#### **FACEBOOK**

Like & share our Facebook page to see our new properties, useful tips and advice on selling/purchasing your home, Visit @HuntersEstateAgentsStroud.

#### **SITUATION**

The property is situated just off the A419 Cirencester Road, being opposite Brimscombe Port. This is a well established neighbourhood shopping area which includes a convenience store and post office, hairdressers and a fish and chip shop, all having the advantage of layby parking directly in front. Brimscombe is also a popular residential area which has the advantage of an excellent primary school and good access to Minchinhampton common. Stroud is a little over one mile away and the nearby centres of Cirencester, Cheltenham and Gloucester are readily accessible. Stroud has the benefit of a main line railway station to London Paddington and both the M4 and M5 provide easy access to other parts of the UK.

#### **DIRECTIONS**

From our offices in John Street proceed straight onto the London Road and leave town passing Waitrose on your right. Continue through a set of traffic lights leaving a Citroen garage down to your right and later the football ground again to your right eventually bearing left into the lay-by just past the right hand turning into Brimscombe Hill. The property is the first on your left.

#### **ACCOMMODATION**

#### **GROUND FLOOR RETAIL ACCOMMODATION**

##### **MAIN SHOP**

*8.18m (26' 10") x 4.93m (16' 2")*

Leading to the rear shop area 16'8" x 15'0" plus side area 11'3" x 7'4" plus 17'0" x 5'1" having an entrance to the frontage and shop.

##### **KITCHEN**

*5.03m (16' 6") x 2.95m (9' 8")*

Including cloakroom/WC

#### **FIRST FLOOR RESIDENTIAL ACCOMMODATION**

##### **KITCHEN**

*4.52m (14' 10") x 2.16m (7' 1")*

Overall accommodation approached via a newly built porch with the kitchen being fully fitted with an extensive range of cupboards and drawers.

##### **UTILITY ROOM/CLOAKROOM**

*2.31m (7' 7") x 1.6m (5' 3")*

With sink unit and w.c.,

##### **LIVING ROOM (FRONT)**

*5.03m (16' 6") x 4.19m (13' 9")*

With attractive fireplace and double doors.

##### **DINING ROOM**

*4.17m (13' 8") x 4.01m (13' 2")*

A well proportioned room.

##### **HALLWAY**

With stairs to second floor.

#### **SECOND FLOOR**

##### **BEDROOM 1 (FRONT)**

*5.03m (16' 6") x 3.25m (10' 8")*

With fireplace.

##### **BATHROOM**

With roll top bath, shower cubicle, wash hand basin (soon to be fitted) and low level w.c., with attractive dado walls to half height.

##### **BEDROOM 2 (REAR)**

Again a well proportioned room.

##### **LANDING ROOM**

With staircase off to second floor.

#### **THIRD FLOOR**

##### **MASTER BEDROOM**

*5.18m (17' 0") x 5.16m (16' 11")*

Measures 13'6" to purlin height. With door to shower room having shower cubicle. w.c., and wash hand basin.

#### **OUTSIDE**

##### **DETACHED GARAGE**

*7.85m (25' 9") x 3.18m (10' 5")*

With storage space in pitched roof plus parking directly in front of the garage.

##### **GARDEN TO TO REAR**

Pleasantly laid to lawn with pretty flower beds and rising up to an area within the wooded copse to the rear.

##### **SERVICES**

All main services are understood to be connected with the residential accommodation benefiting from gas central heating.

##### **PLANNING**

The property benefits from an established A1 use to the ground floor plus residential directly above. Gordon Terrace is directly opposite Brimscombe Port which is earmarked for a major restoration and redevelopment programme in future years to recreate the original canal basin plus residential development to the main.

##### **TENURE**

Freehold

##### **OUTGOINGS**

The Rateable value in 2016/2017 is believed to be £3200 with Business rates being payable in this period of £1548.80 before any business tax relief given if applicable. Council Tax: B - £1223.94.

### Ground Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



### Second Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



Total area: approx. 125.1 sq. metres (1346.4 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only.

They cannot be regarded as being a representation by the seller, his agent, the illustrator or Earth UK. earthukepc@gmail.com

Plan produced using PlanUp.

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.

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