



## Briar Bank, Burfords Ground Windsoredge, Nailsworth, GL6 0NN Offers in excess of £350,000

Nestled in the charming area of Windsoredge, Nailsworth, this delightful detached bungalow offers a perfect blend of character and modern living. Built in 1930, the property exudes a sense of history while providing a comfortable and inviting atmosphere.

Upon entering, you will find a spacious reception room, kitchen, two well-proportioned bedrooms, a bathroom and a garage.

The property is positioned in Windsoredge, next to Norton Wood and its community orchard. It enjoys superb, far-reaching open views over the Nailsworth valley towards Minchinhampton Common. Whilst Ceol Mor enjoys a peaceful location, the town centre is just a convenient leisurely 15-minute walk away, and there is a network of footpaths available from the doorstep through the beautiful surrounds.

This bungalow presents a wonderful opportunity for those looking to settle in a tranquil yet vibrant community. Whether you are a first-time buyer or seeking a serene place to retire, this property is sure to impress. Do not miss the chance to make this charming bungalow your new home.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

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



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk