

# HUNTERS®

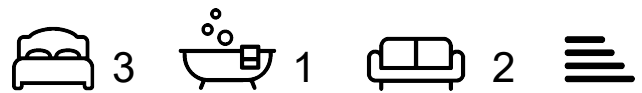
HERE TO GET *you* THERE



## Bath Road

Nailsworth, Stroud, GL6 0QL

£370,000



Council Tax: E





# Ashlar House Bath Road

Nailsworth, Stroud, GL6 0QL

£370,000



## GOLD WINNERS AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So 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 are delighted to offer this grade II listed, 3 double bedroom period home located to the edge of Nailsworth which offers many local shops and eateries. The property boasts many character features throughout including sash windows, inglenook fireplace with wood burner, and some exposed stone walling. The property boasts a modern fitted kitchen with many built-in appliances on the lower level and an impressive bathroom/shower room located on the first floor alongside the master bedroom. All three bedrooms are double rooms and there are two flexible reception areas, one a living room and the other currently used as a playroom, however could be used as a dining room or a study. There is parking for two cars and also a garden area. Viewings are by appointment only.

## AMENITIES

Nailsworth which has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large and comprehensive selection of specialty shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this, the town benefits from three supermarkets and free parking. There are excellent state and private schools within the area, and Nailsworth is also home to Forest Green Rovers Football Club. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5

motorways are within easy reach and railway stations at Stroud (4 miles), Stonehouse (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

## HALLWAY

Approached through a wide front door with top glass panels, staircase up to the first floor and down to the lower floor, feature curved stone wall over staircase with display ledge and radiator, thermostat, doors to living room and dining room/playroom.

## LIVING ROOM

12'0" x 11'3" to inglenook (3.66m x 3.45m to inglenook)  
Sash window with secondary glazed panel and shutters, alcove cupboards with shelving above either side of the impressive inglenook fireplace with wood burning stove, coving, ceiling rose, recessed and pendant lighting, radiator.

## DINING ROOM/PLAYROOM/OFFICE

10'5" x 9'1" (3.20m x 2.77m)  
Sash window with secondary glazed panel and shutters, ceiling rose and coving, pendant and recessed lighting, radiator, alcove cupboard with display area and light over.

## LOWER FLOOR

### KITCHEN

11'1" x 8'11" (3.38m x 2.74m)  
A shaker style range of fitted wall and base units with solid wood worktops over. Appliances to include an electric double oven with foreign gas hob and matching extractor hood over. Under cupboard lighting, ceramic sink with mixer tap. Also an integrated slimline dishwasher, washer dryer and fridge and freezer. Tiled flooring, recessed lighting, feature stone wall, radiator, double doors leading to the outside.

## FIRST FLOOR LANDING

Staircase leading to the second floor, sash window with

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secondary glazed panel to the front over the staircase, painted wooden doors leading to the master bedroom and bathroom, radiator, ceiling rose.

### MASTER BEDROOM

12'0" x 11'5" (3.68m x 3.48m )

Alcove cupboards either side of the chimney breast secondary glazed sash windows to the front and rear, the front having shutters. Ceiling rose, coving, recessed and pendant lighting, triple radiator.

### BATHROOM/SHOWER ROOM

10'9" x 9'1" (3.28m x 2.77m)

A generous sized room with 4 piece suite comprising and enamelled roll top bath with standalone water Fountain tap and shower handset, wider wash basin to vanity storage cupboard beneath with mirror and light over, encased cistern WC, wired shower, chrome heated towel rail, coving, recessed lighting and pendant lighting, stone tiled floor with underfloor heating and part tiled walling, extractor, secondary glazed sash window to the front, airing cupboard with shelving and radiator.

### TOP FLOOR LANDING

Secondary glazed sash window to the front, double radiator, boiler cupboard with shelving and additional shelved cupboard alongside, pendant lighting.

### BEDROOM 2

12'11" mx x 12'2" (3.96m mx x 3.73m)

Secondary glazed sash window to the front, recessed and pendant lighting, triple radiator.

### BEDROOM 3

12'9" mx x 11'5" (3.89m mx x 3.48m)

Double glazed window to the rear, secondary glazed sash window to the front, double radiator, recessed and pendant lighting.

### OUTSIDE

#### PARKING

Located just along from the house to the left is a parking bay which is able to accommodate two cars. It is the second bay from the house.

#### GARDEN

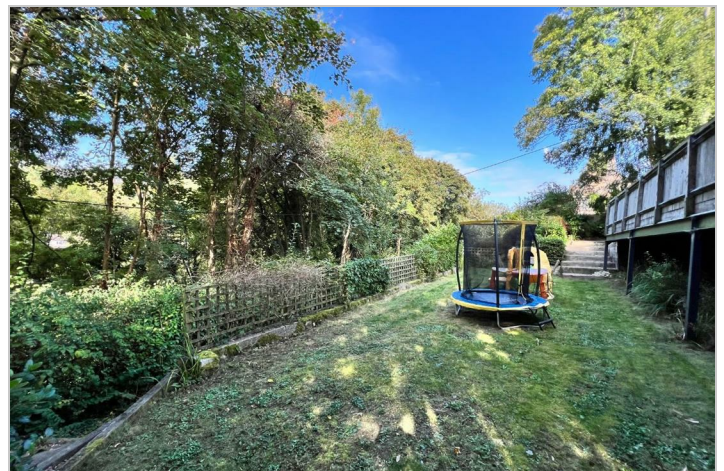
Behind the parking area is a garden approached via a gate located alongside the parking area. The gates lead via a few steps to an area of garden which is laid to lawn with some shrub beds and a shed. There is also some open storage under the parking area itself. An opening leads to a slightly lower level with fruit trees.

#### COUNCIL TAX

Nailsworth Town Band E

#### TENURE

Freehold





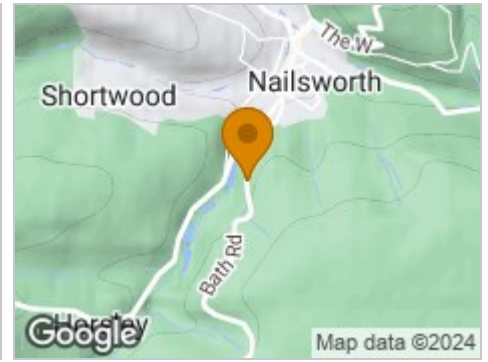
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## 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.