



HUNTERS[®]
HERE TO GET *you* THERE

Hawthorn Ridge, Nailsworth, Stroud | Offers In Excess Of £240,000
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 Estate Agents are delighted to offer this two bedroom mid-terrace home located in a popular cul-de-sac. The property comprises of an entrance hall, living/dining room & kitchen to the ground floor. The first floor has two bedrooms and the family bathroom. Further benefits include front & rear garden, off-street parking, UPVC double glazing and gas central heating.

SITUATION

Nailsworth 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.

ENTRANCE HALL

UPVC double glazed & frosted window & entrance door.

SITTING/DINING ROOM

13'3" x 12'5"

UPVC double glazed window to front, radiator, dado rail and stairs to first floor.

KITCHEN

9'6" x 12'5"

Good range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer stainless steel sink with mixer tap, space for cooker & fridge/freezer washing machine, extractor fan, laminate flooring and UPVC double glazed window & french door to rear.

FIRST FLOOR LANDING

Dado rail & access to loft space. The loft is part-boarded, insulated & accessed via pulldown ladder.

BEDROOM ONE

7'7" x 12'6"

UPVC double glazed window to rear with views, radiator and ceiling coving.

BEDROOM TWO

8'4" x 12'5"

UPVC double glazed window to front, radiator, built-in wardrobe and ceiling coving.

BATHROOM

6'6" x 6'9"

Low level WC, vanity sink, panelled bath, Triton electric shower, radiator and extractor fan.

EXTERIOR

The rear garden is mainly laid to patio. Further benefits include outside tap, additional seating

area and bedding area with planting.

The front garden is laid to lawn.

OFF-STREET PARKING

Off-street parking accessed via the road signposted Nortonwood (Number 79-97). Parking for 2 vehicles.

TENURE

Freehold

COUNCIL TAX BAND

The council tax band is B.

SOCIAL MEDIA

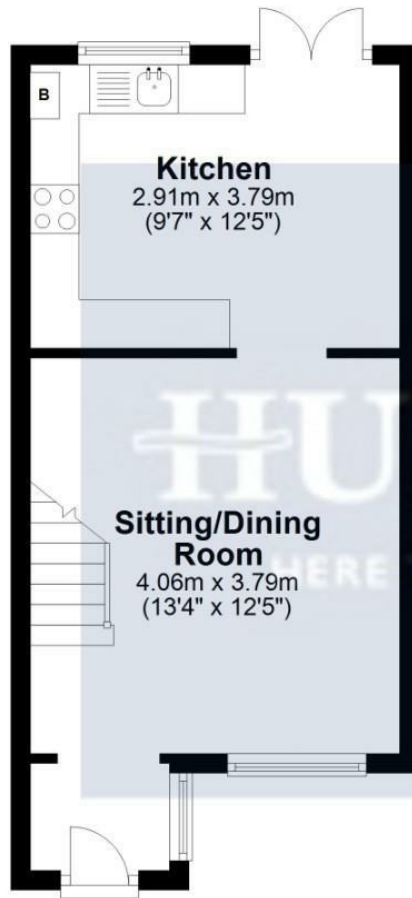
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. 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 for a free valuation.

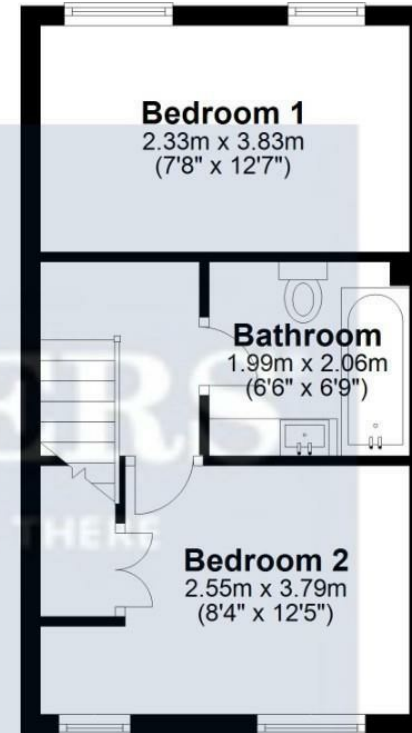
Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.6 sq. feet)



Total area: approx. 55.1 sq. metres (593.5 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

3 Hawthorn Ridge, STROUD

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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | stroud@hunters.com

HUNTERS[®]

HERE TO GET *you* THERE