



HUNTERS[®]
HERE TO GET *you* THERE

Nymphsfield Road, Nailsworth, GL6 0EL | £295,000
Call us today on 01453 764912



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(95-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	Not energy efficient - higher running costs		
		44	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	Not environmentally friendly - higher CO ₂ emissions		
		43	92
England & Wales		EU Directive 2002/91/EC	

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 are delighted to offer this picturesque detached 2 bedroom Cotswold stone cottage under a mellowing Cotswold stone roof. An extended Cotswold stone cottage situated in an elevated position above Nailsworth and ideally placed just up the hill from all the shops and amenities which Nailsworth has to offer. The property itself is arranged over two floors and comprises: Canopy porch, A characterful sitting/dining room with attractive fireplace and log burning stove, well equipped kitchen with some built in Neff appliances can be found. A landing leads to two double bedrooms both with fitted wardrobes and bathroom. The property also benefits from gas fired central heating and double glazing throughout.

BESLEY HILL PART OF THE HUNTERS GROUP

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FACEBOOK

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AMENITIES

The cottage is ideally placed for easy access to Nailsworth town centre with countryside walks just along the lane. Nailsworth offers very useful everyday shops and amenities and there are also a large selection of speciality shops including Williams Food Hall, and the famous Hobbs House Bakery, There are several cafes and a good selection of very well regarded restaurants. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. Bus services connect with Stroud, some four 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) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

SITTING ROOM

4.85m (15' 11") to Chimney Breast x 3.38m (11' 1") > 2.64m (8' 8")

Wood burner to stone chimney breast which extends into a side plinth, stone mullion windows, window seat, under stairs cupboard, staircase to first floor, ceiling beam, double radiator, latch door to kitchen.

KITCHEN

3.84m (12' 7") x 2.24m (7' 4")

A light Oak range of wall and base units with worktops over, recessed lights, plumbing for a washing machine and dishwasher, spaces for fridge and freezer, built in Neff double electric oven and hob, 3 double glazed windows, door to front, radiator, one and a half bowl sink unit, radiator.

FIRST FLOOR LANDING

Airing cupboard with a combi gas fired boiler, loft access, doors to....

BEDROOM 1

2.72m (8' 11") min x 2.92m (9' 7")

Dual aspect windows to include a stone mullion window to side with window seat beneath and a double glazed window to front, built in wardrobe, ceiling beam,

BEDROOM 2

3.00m (9' 10") to wardrobes x 2.29m (7' 6")

Built in mirror fronted wardrobes, radiator, double glazed window with deep sill.

BATHROOM

2.08m (6' 10") x 1.85m (6' 1") max

A white suite comprises: Panelled bath with mixer tap and shower handset over, wash basin, close coupled wc, heated towel rail, double glazed window with deep sill.

OUTSIDE

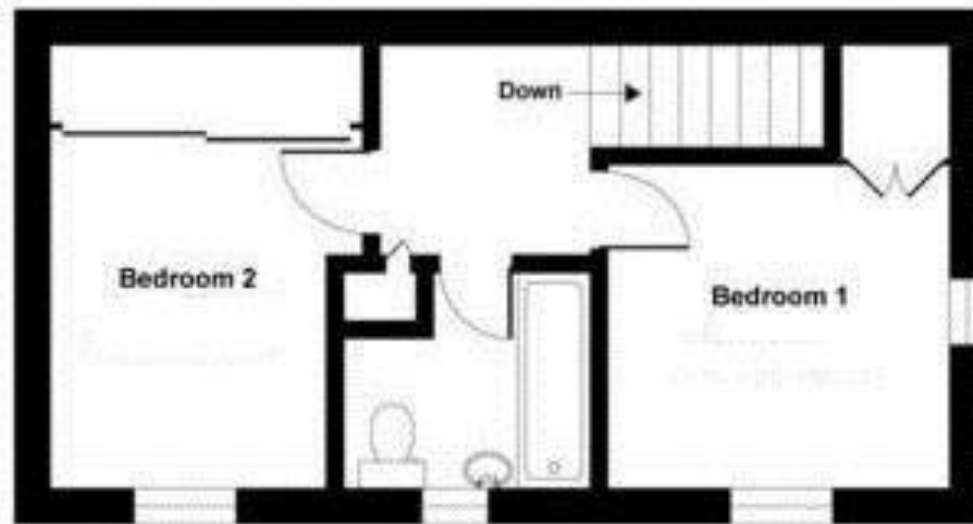
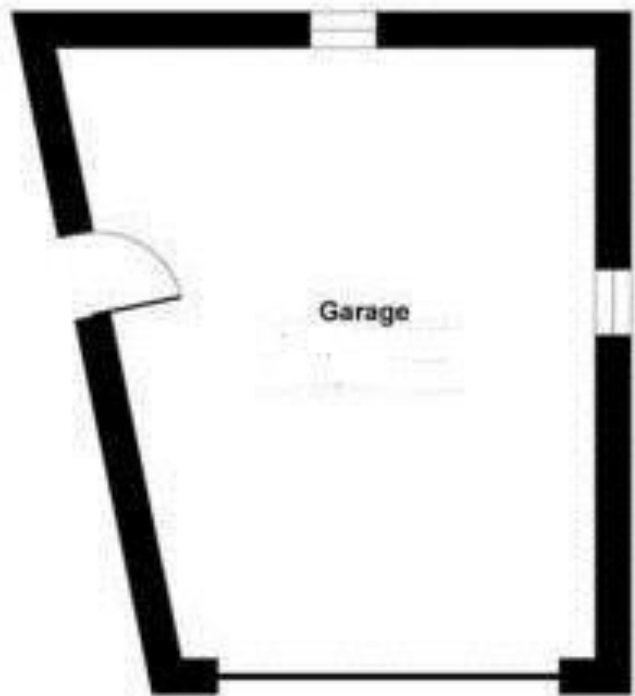
FRONT GARDEN

There is a paved front garden within a gated entrance and a variety of shrubs and plants. Canopy porch, lantern.

GARAGE & PARKING

5.49m (18' 0") max x 4.60m (15' 1") max > 3.38m (11' 1")

There is also a detached garage/workshop with up and over door and parking for three vehicles in front which is accessed off Jubilee Road.



FIRST FLOOR



GROUND FLOOR

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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