



Newmarket Road, Stroud GL6 0DQ

£375,000



Newmarket Road, Stroud GL6 0DQ

• Detached, two-bedroom cottage • Spectacular views towards Walkley Wood • Generous plot • Situated on the outskirts of Nailsworth • Near to fantastic local schools • Tax Band D. £2,215.61pa (2023/2024) • Spacious internal accommodation • Chain Free • Semi-rural location • EPC rating E41

£375,000



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

Entrance Hall

Ceramic tiled flooring in the porch, with dual aspect, slimline stained-glass windows. 1930's style door leading to entrance hall. The entrance hall is carpeted, with doors leading to the living room, dining room and stairs to the first floor.

Living Room

Beige carpet, dual aspect windows with radiator beneath. Open fireplace with tiled hearth. Inset alcoves with shelving.

Dining Room

Beige carpet, dual aspect windows with radiator beneath. Opening into the kitchen. Door leading to rear lobby area. Understairs storage.

Kitchen

Tile effect vinyl flooring. Matching wall and base units with laminate work surface over. Space for oven, washing machine and fridge freezer. One bowl inset stainless steel sink with drainer positioned underneath the window to the front elevation.

Rear Lobby

Tiled flooring, door to the garden and cloakroom.

Bedroom One

Beige carpet, dual aspect windows with views to Walkley Wood and radiator underneath. Built-on wardrobe over the stairs.

Bedroom Two

Beige carpet, window to the front elevation, radiator to the side elevation. Over stairs storage and inset alcove shelving.

Bathroom

Tile effect vinyl flooring. Bath with electric shower over, low level WC, wash hand basin. Half tiled, white walls, window to the rear elevation.

Outside

To the front of the property is a winding path, bordered by a range of mature trees, plants and drystone walls. Gated side access on either side of the property leads to the garden. The elevated rear garden is mainly laid to lawn. Enclosed in a range of fencing and hedgerows, the mature garden boasts views towards Walkley Wood and Shortwood.

Tenure, Services and Local Authority

Freehold.

All mains' services are believed to be connected to the property.

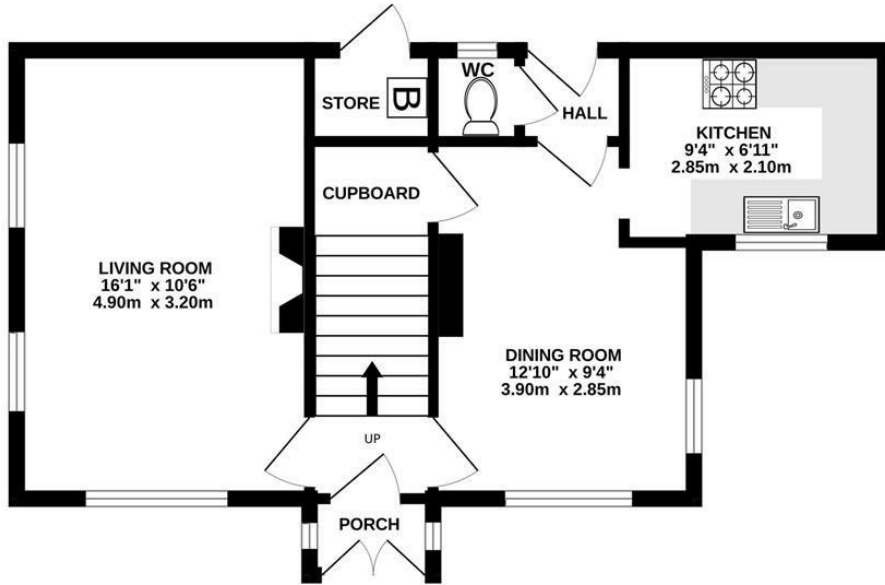
Stroud District Council. Tax band D. £2,215.61 per annum (2023/2024)

Location

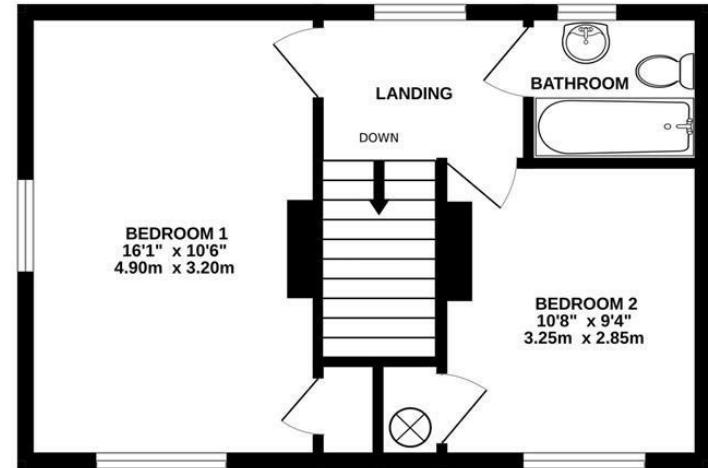
Nailsworth is a small but busy market town hidden in the Stroud Valleys, situated on the west side of The Cotswolds and is full of thriving local businesses and a good range of independent shops and amenities. There is a popular farmers' market every four weeks as well as a diverse selection of restaurants. Nailsworth was the first Fair Trade town in the area, and this is reflected in its style of food shops, craft shops and eateries. The nearby market towns of Wotton-Under-Edge, Stroud, Dursley and Tetbury provide for everyday needs and the regional centres of Bristol, Cheltenham and Cirencester are within easy daily commuting distance.



GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

