

2 JUBILEE COTTAGES

JUBILEE ROAD
NAILSWORTH



Yale



2 Jubilee Cottages, Jubilee Road, Nailsworth, Gloucestershire, GL6 0NG

A CHARMING PERIOD 2 BEDROOM COTTAGE IN AN ELEVATED AND SECLUDED POSITION WITH MATURE GARDENS AND WONDERFUL VIEWS CLOSE TO THE POPULAR MARKET TOWN OF NAILSWORTH.

Entrance Hallway, Kitchen/Breakfast Room, Sitting Room, 2 Bedrooms, Family Bathroom, Garage, Off Street Parking

GUIDE PRICE £450,000

DESCRIPTION

Full of character, 2 Jubilee Cottages is a delightful semi-detached cottage which is beautifully presented throughout. The Cotswold stone property has its accommodation arranged over three floors with exposed wooden beams at every turn. The house is set back from the road, behind a stone garage and off street parking space, accessed through the mature garden. The front door opens into a spacious entrance hallway in the centre of the property. To the right is a large sitting room with Inglenook fireplace and charming exposed stone walls. To the other side of the ground floor is the traditional kitchen/breakfast room with handmade units and original red tiled floor. The central wooden staircase leads to the first floor with a large double bedroom with cosy window seat making the most of the far reaching views across the valley towards Minchinhampton. There is also a surprisingly spacious family bathroom with roll top bath. A further spiral staircase leads to a spacious second bedroom on the top floor with access to the loft above.

The characterful nature of this property extends into the generous private garden with a host of shrubs and fruit trees that offer a peaceful haven. There are also gravel paths and a stone terrace, a wonderful space for entertaining.

DIRECTIONS

From our Minchinhampton office, proceed along West End into Windmill Road and at the junction on the Common, turn left for Nailsworth. Proceed across the Common and down the 'W' into Nailsworth and go straight over at the roundabout up Spring Hil. Spring Hill turns into Nymphsfield Road where Jubilee Road is further up on the right, prior to the roundabout at the Arkell Centre and opposite Burma Road. Follow the lane to the intersection and continue on Jubilee Road, bearing to the right, across the green. After approximately 200 yards, 2 Jubilee Cottages can be found on your left hand side indicated by a cream garage door and a gate to its right.

LOCATION

Jubilee Cottages is tucked away in an elevated position within Nailsworth, a thriving market town south of Stroud and close to Minchinhampton. Nailsworth is a vibrant town with a strong community spirit and an exceptional range of independent retailers, as well as a supermarket and good pubs and restaurants. Nearby Stroud, is the administrative hub for the region with a mainline station (Paddington from 90 minutes), Waitrose superstore plus several other leading supermarkets, a leisure centre and multi-plex cinema. A cycle track connects Stroud with Nailsworth. There is a popular primary school within walking distance and a good choice of secondary schools including Stroud High School and Marling in Stroud (both Grammar schools) and the popular Acorn School in Nailsworth. The property is also within commuting distance of the main regional centres of employment including Bristol, with good access to the M5 Motorway. The town is surrounded by lovely countryside and convenient for several challenging golf courses, especially those in Minchinhampton.

TENURE

Freehold

EPC

EER: Current 49 / Potential 69

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council tax band C - £2085. Ofcom checker: Broadband - standard 15 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

Viewing by prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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2 Jubilee Cottage, Nailsworth, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	
House	91 sq metres / 979 sq feet
Garage	12 sq metres / 129 sq feet
Total	103 sq metres / 1108 sq feet
(Includes Limited Use Area	2 sq metres / 21 sq feet)

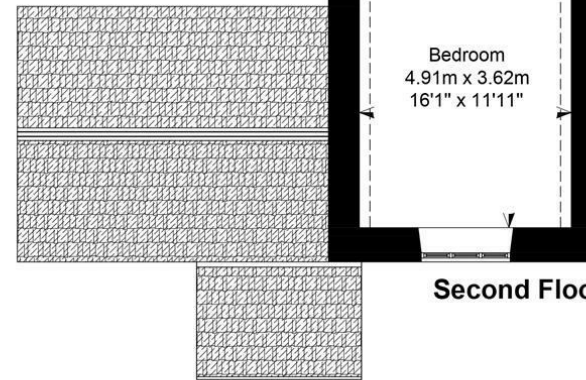
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Job No SP3442

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

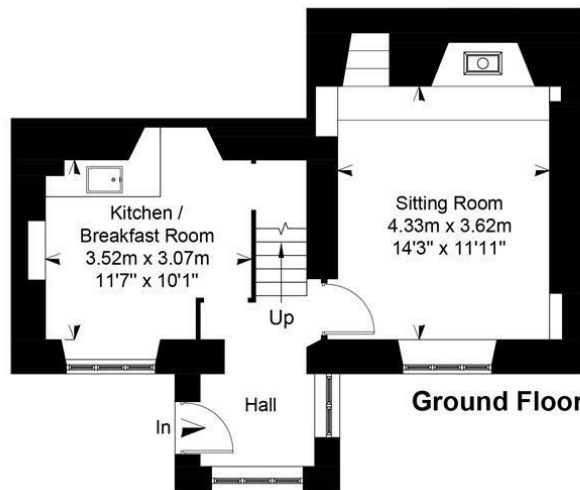
Outbuildings
Not Shown In Actual Location Or Orientation



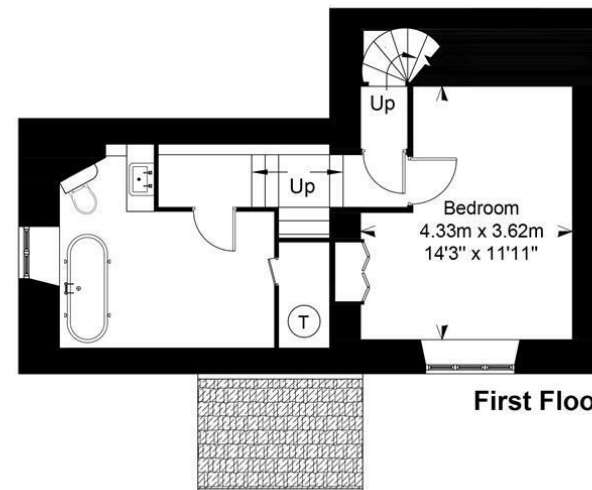
--- = Limited Use Area



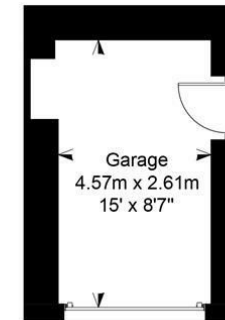
Second Floor



Ground Floor



First Floor



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