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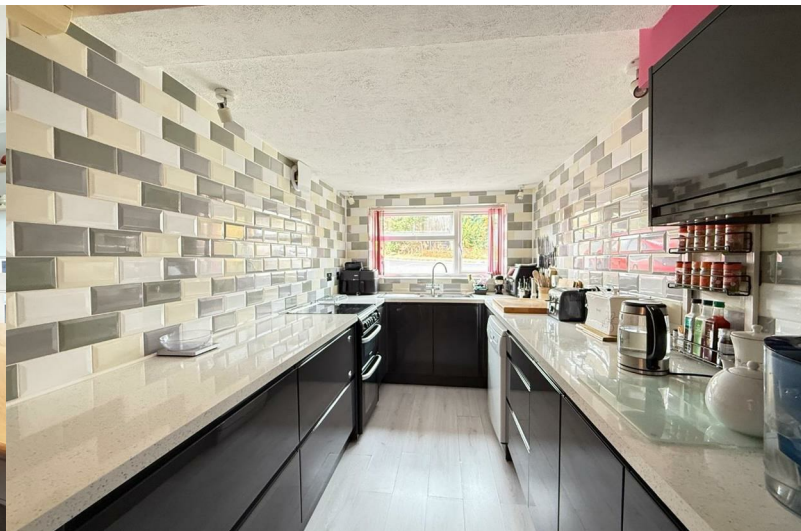


Nortonwood

Nailsworth, Stroud, GL6 0TB

Asking Price £295,000

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Council Tax: C



74 Nortonwood

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Amenities

Nailsworth which has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large and comprehensive selection of speciality 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.

Porch

Opaque double glazed window, double glazed front door, half glazed door to the sitting room, wood effect laminate flooring.

Sitting/Dining Room

Three double glazed windows to the front and rear, coving, two radiators, double glazed door to the rear garden with external steps down. Doors to the inner hall.

Inner Hall

Coats area, staircase to the first floor and doors to the sitting room/dining room. A staircase leads down to a impressive cellar area.

Kitchen

A gloss grey range of fitted kitchen wall and base units with square edge worktops. Space for a gas cooker, space and plumbing for a dishwasher and space for fridge freezer. One and a half bowl stainless steel sink unit, consume unit, heated towel rail, double glazed window to the front.

Lower Ground Floor

Cellar

A large impressive area with a 7'3" tall head height to the beams. Incorporating a gas fired combination boiler, power and light, Plumbing for a washing machine. A wonderful space to convert into an additional room or ideal as it is for storage.

First Floor Landing

Linen cupboard, loft access, pull down ladder with light and insulation. The loft is also partly boarded. Doors lead to...

Bedroom 1

Range of fitted wardrobes, display units and bedside cabinets. Also a dressing table and drawers. Radiator, leafy Green outlook through the double glazed window.

Bedroom 2

Double glazed window to the front, radiator.

Bedroom 3

Double glazed window to the rear with green outlook, radiator.

Bathroom

With white suitet comprising of a shower bath with

electric shower over, WC, wash basin to vanity storage. Opaque double glazed window, double radiator, fully tiled walls.

Outside

Parking

Located in front of the property is a driveway providing off-road parking for 2 cars.

Rear Garden

A good sized garden designed with low maintenance in mind. Majority paved with extensive patio and an area along the side which is laid to stones. A gate gives rear access, there is also an external staircase rising to the sitting room/dining room level.

Council Tax Band C

Tenure

Freehold

Hunters Stroud Win Gold Again

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.

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.



Road Map



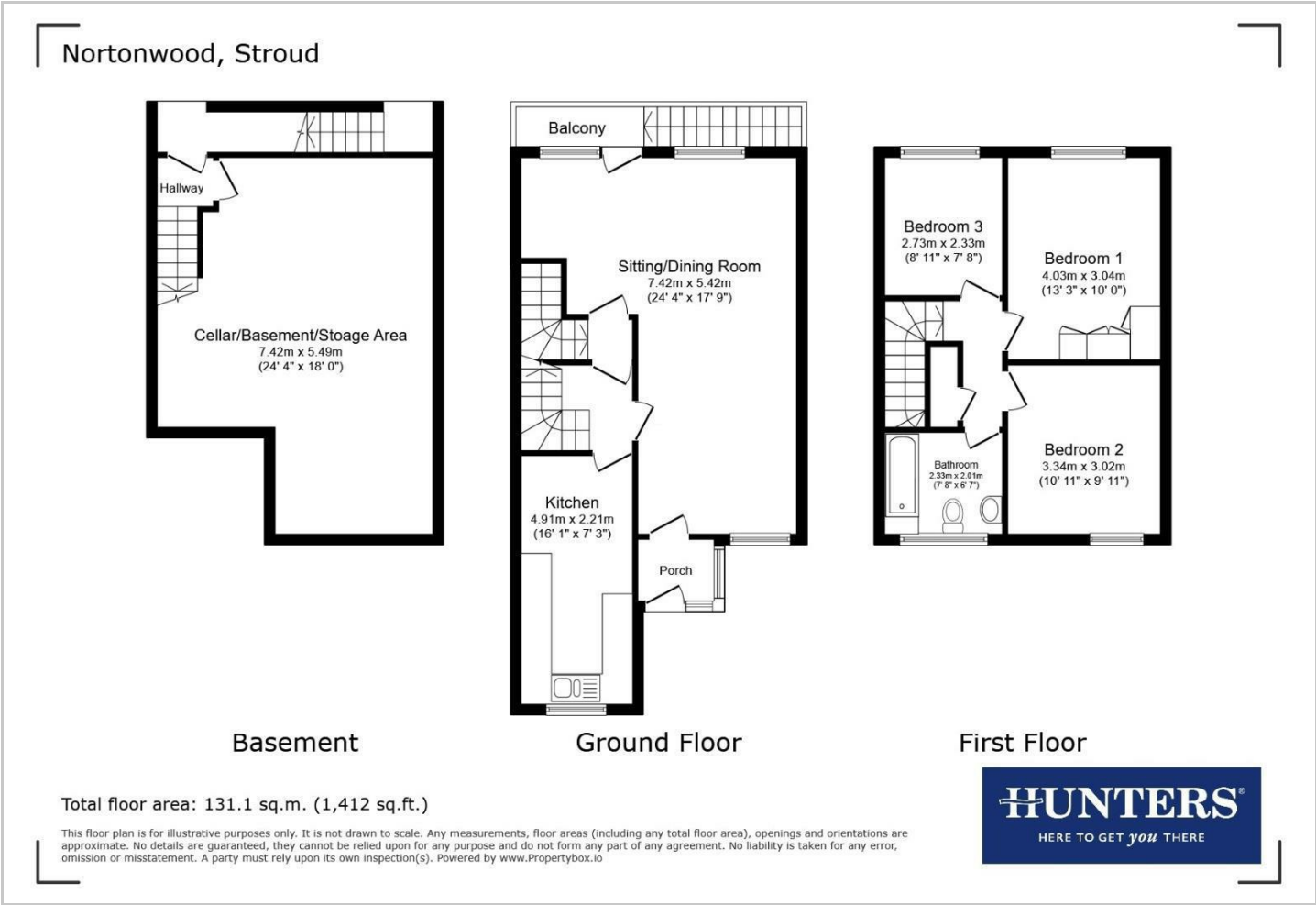
Hybrid Map



Terrain Map



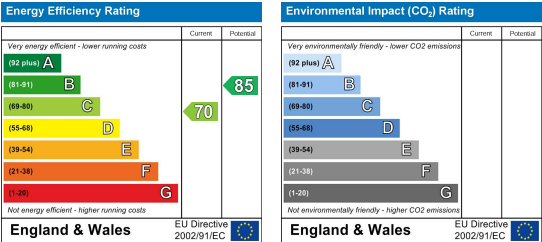
Floor Plan



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.