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48 Churchill Road, Nailsworth,  
GL6 0DE

Asking Price  
**£380,000**



EXTENDED THREE/FOUR BEDROOM HOUSE WITHIN A SHORT DISTANCE OF EXTREMELY POPULAR COTSWOLD TOWN CENTRE, ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, LARGE EXTENDED SEPARATE DINING ROOM, KITCHEN UTILITY ROOM, CLOAKROOM/SECOND WC, GROUND FLOOR FOURTH BEDROOM/RECEPTION ROOM, THREE GOOD SIZE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING OFF ROAD PARKING, PARKING TO FRONT FOR TWO/THREE CARS, REAR GARDEN WITH PATIO AND LAWN, VIEWS. MUST BE SEEN. EPC: C

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# 48 Churchill Road, Nailsworth, GL6 0DE

## SITUATION

This spacious end terraced house is situated in this popular cul-de-sac within a few minutes of Nailsworth town centre, which is a small but busy market town situated on the west side of the Cotswolds in the beautiful unique countryside. The town is a hive of industry and with a good range of local shops, restaurants and amenities including butchers, bakers, supermarket, post office, library, doctors and bus station. We understand the town has previously been named in The Sunday Times as one of the top one hundred places to live in the country. The larger town of Stroud is approximately four miles distance and has good transport links with London Paddington, only ninety minutes away, and Bath and Bristol are only thirty-five minutes away by car. Stroud also provides secondary and independent schooling.

## DIRECTIONS

Churchill Road can be easily found from Nailsworth town centre. If proceeding north through the town on the A46, take the first exit on the roundabout into Spring Hill, continue for approximately 300 metres turning left into Churchill Road and continue up the incline bearing right and the road bears to the right and 48 can be found just past the turning for Tynings Road on the right hand side.

## DESCRIPTION

This extended three bedroom terraced house is situated in this popular cul-de-sac within a few minutes walk of Nailsworth town centre. The property has been in the same ownership for the last 15 years and the current owners have carried out improvements including the conversion of the garage into fourth bedroom/further reception room and the addition of a good size utility room and cloakroom to the side of the property. From the garden and the bedrooms at the rear are extensive views over rooftops towards local hills and woodland. The property has gas fired radiator central heating and double glazed and is accessed via a driveway with parking for two/three cars. The front entrance porch give access to entrance hall where there can be found a good size living room opening into separate dining room with patio doors onto the garden. To the front of the property there is a fitted kitchen with built-in double oven, the kitchen gives access to a good size utility room with cloakroom/WC off. As previously mentioned the garage was converted into a spacious fourth bedroom/reception room and on the first floor there are three good size bedrooms, two of which have

outstanding views across rooftops. The family bathroom has bath, WC and wash hand basin. The rear gardens are enclosed with large patio and lawn.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ON THE GROUND FLOOR

### ENTRANCE PORCH

Having double glazed front door leading to:

### ENTRANCE HALL

Having radiator, stairs to first floor.

### LIVING ROOM 6.19m x 3.34m (20'3" x 10'11")

Having two radiators and former fireplace opening to:

### DINING ROOM 5.36m x 2.91m (17'7" x 9'6")

Having double glazed French door, double glazed window to side, laminate flooring.

### KITCHEN 3.55m x 2.50m narrowing to 1.60m (11'7" x 8'2" narrowing to 5'2")

Having a range of wall and base units with laminated work surfaces over incorporating inset gas hob with cooker hood over, plumbing for dishwasher, double built-in oven, double glazed window to front and radiator.

### UTILITY 5.00m max x 1.82m (16'4" max x 5'11")

Having wall unit, plumbing for washing machine, radiator, double glazed doors to front and rear and cloakroom.

### CLOAKROOM

Having wash hand basin and WC.

### BEDROOM FOUR/RECEPTION ROOM 4.45m x 2.38m (14'7" x 7'9")

Having double glazed window and radiator.

## ON THE FIRST FLOOR

## LANDING

Having access to loft space, gas combination boiler supplying radiator central heating and domestic hot water, linen cupboard.

### BEDROOM ONE 3.58m x 3.55m (11'8" x 11'7")

Having double glazed window and built-in cupboard.

### BEDROOM TWO 3.36m x 3.38m (11'0" x 11'1")

Having double glazed window to rear with views and radiator.

### BEDROOM THREE 3.39mx 2.74m (11'1"x 8'11")

Having double glazed window to rear and radiator.

## BATHROOM

Having panelled bath with mixer shower over, WC, wash hand basin.

## EXTERNALLY

To the front of the property there is concrete parking area for two/three cars. The rear garden has good size L-shaped patio/terrace and steps leading to lawned garden, which is enclosed by fencing with garden shed.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are connected. Gas fired radiator central heating.

Council Tax Band: C

Broadband: Fibre to the Cabinet.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

By appointment with the owner's sole agents as over.

