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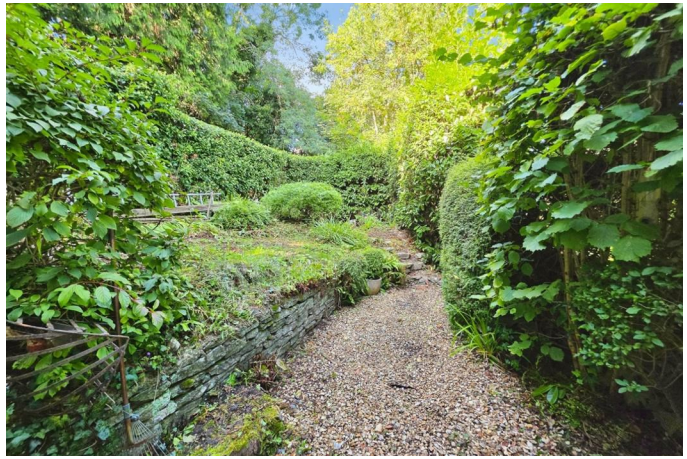
Stroud Road, Nailsworth, Stroud | £200,000
Call us today on 01453 764912















Energy rating and score

This property's energy rating is F. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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.

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We are acting in the sale of the above property and have received an offer of £184,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Offered with no onward chain, Hunters Estate Agents are delighted to present this charming period 2/3-bedroom semi-detached property, conveniently located within walking distance of Nailsworth town centre. Full of character and original features, the property does require modernisation throughout, offering an excellent opportunity for buyers looking to create a home to their own taste. The accommodation is arranged over three floors and comprises a living room, inner hall and bedroom three/study to the ground floor. The lower ground floor provides a hall and kitchen/dining room, while the first floor features two further bedrooms and a family bathroom. Further benefits include a garden, off-road parking for one vehicle and gas central heating. An early viewing is recommended to appreciate the property's character, layout and potential.

SITUATION
Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys, offering an impressive range of independent and specialist shops. Highlights include Williams Food Hall and the renowned Hobbs House Bakery, alongside a variety of clothing and gift shops, cafés and highly regarded restaurants. The town also benefits from three supermarkets and free parking, while excellent state and independent schools are available in the surrounding area. Nailsworth is home to Forest Green Rovers Football Club, adding to the town's strong sense of community and leisure offering. Regular bus services connect Nailsworth with Stroud, approximately 4 miles away, where a wider range of shopping, educational and leisure facilities can be found. The M4 and M5 motorways are both readily accessible, while mainline railway stations at Stroud (approximately 4 miles), Stonehouse (6 miles) and Kemble (10 miles) provide connections to Gloucester, Swindon and London Paddington.

GROUND FLOOR

LIVING ROOM
16'1" x 10'0"
Mullions windows to front & side, wooden entrance door, wooden flooring, window seat and radiator.

INNER HALL
Stairs to first floor & lower ground floor and window to side.

STUDY/BEDROOM THREE
10'0" x 7'10"
Mullions window to rear, wooden flooring and a radiator.

LOWER GROUND FLOOR

HALL
Wooden framed door to rear and tiled flooring.

KITCHEN/DINING ROOM
18'6" x 16'1"

KITCHEN AREA
Drainer stainless steel sink with mixer tap, fridge, freezer, washing machine & range cooker, tiled flooring and exposed wooden beams.

DINING AREA
Mullions windows to rear, radiator and tiled flooring,

FIRST FLOOR

LANDING
Wall-mounted boiler and storage cupboard.

BEDROOM ONE
11'4" x 10'3"
Mullions window to front, radiator, wooden flooring, window seat and exposed timbers.

BEDROOM TWO
10'6" x 8'2"
Mullions window to rear, wooden flooring, window seat and radiator.

BATHROOM
6'7" x 5'5"
Low level WC, pedestal wash basin, panelled bath with shower hose, skylight, splashback tiling and vinyl flooring.

EXTERIOR
Stone chippings area, lawned area, hardstanding seating area, storage cupboard, outside tap, bedding areas, hedge/brick borders and side access.

OFF-STREET PARKING
Parking for 1 vehicle.

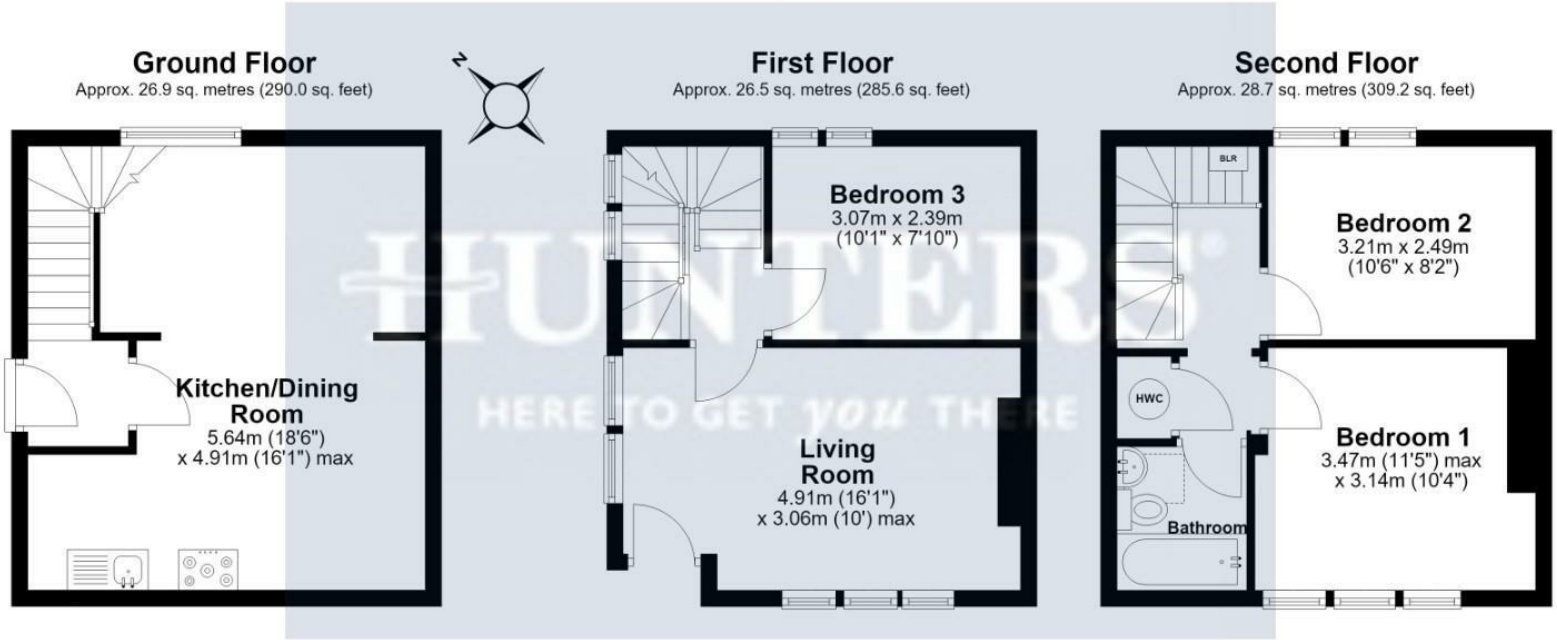
COUNCIL TAX BAND
The council tax band is C.

AGENT NOTES
Please note the property is bought as seen.

TENURE
Freehold

AML CHECKS
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted’

SOCIAL MEDIA
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.



Total area: approx. 82.2 sq. metres (884.7 sq. feet)

White Croft Lodge, Stroud Road, Nailsworth

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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