

HUNTERS®

HERE TO GET *you* THERE



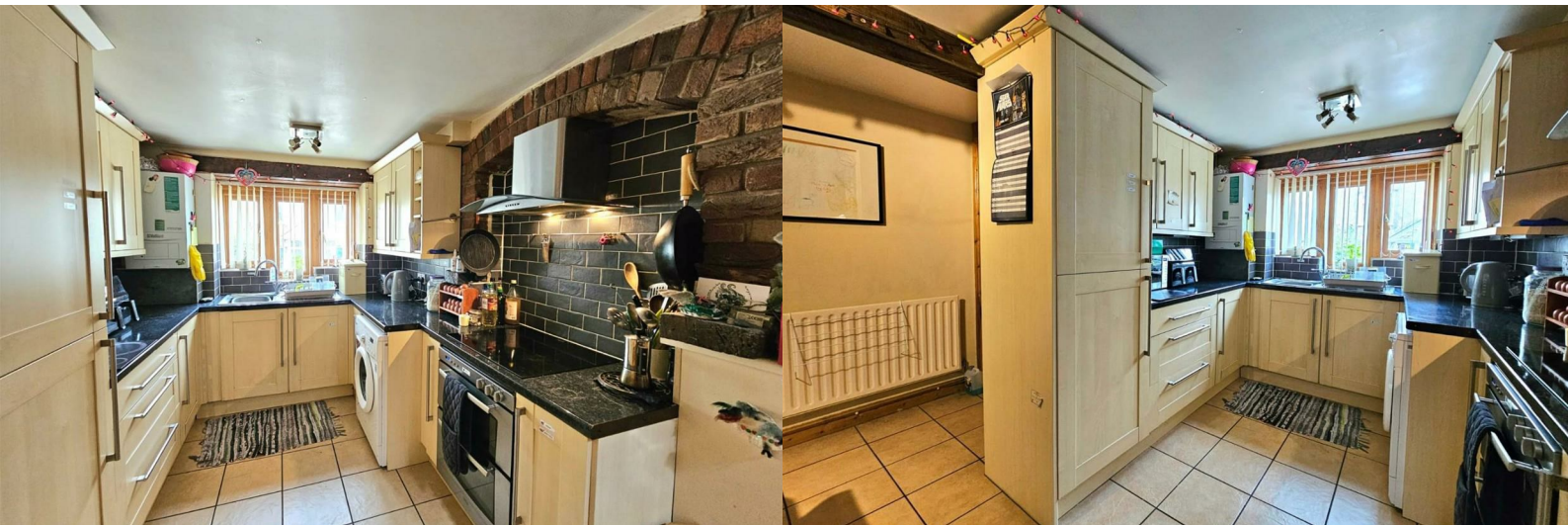
16 The Street

North Nibley, GL11 6DW

£350,000



Council Tax: C



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Ground Floor Accommodation

Entrance Lobby

Via part glazed door, doors leading to;

Kitchen/Breakfast Room

12'3" max narrowing to 8'8" min (3.73m max narrowing to 2.64m min)

Window to front aspect, range of wall and base units with work-surfaces, stainless steel sink unit, space for washing machine, Vaillant gas boiler, electric oven and hob with extractor over, exposed beams, breakfast bar area, stairs to first floor.

Sitting Room

11'5" x 11'7" (3.48m x 3.53m)

Window to garden room/dining room, radiator, door to;

Dining Room/Garden Room

11'4" x 8'7" (3.45m x 2.62m)

Patio doors to rear garden, radiator, vaulted ceiling, exposed beams.

First Floor Accommodation

Landing Area

Doors leading to;

Bedroom

11'7" narrowing to 8'10" (3.53m narrowing to 2.69m)

Window to front aspect, two storage cupboards, radiator, range of fitted bedroom furniture with wardrobes.

Office/Study

6'2" x 5'10" (1.88m x 1.78m)

Window to rear aspect, radiator.

Family Bathroom

Window to rear aspect, bath, generous shower cubicle, vanity wash hand basin, wc, heated towel rail, tiled flooring, part-tiled walls.

Second Floor Accommodation

Landing Area

Access to loft space, doors to;

Bedroom

11'9" max x 11'5" narrowing to 6'5" (3.58m max x 3.48m narrowing to 1.96m)

Window to rear aspect, radiator.

Bedroom

12'6" narrowing to 11'8" (3.81m narrowing to 3.56m)

Window to front aspect with stone window cill, exposed beams.

Outside

Rear Garden

An established rear garden backing onto open fields with lower patio area with storage, decked steps lead to various seating areas with an abundance of established plants and shrubs, astro turf area, shingle area with decked steps leading to the garden room which is a great addition to the property with patio doors, power and light with WiFi connection and window overlooking the hill to the rear, suitable for a number of uses. There is also a useful outside tap to the front of the property.

Garden Room

11' x 11' approximately (3.35m x 3.35m approximately)

Accessed via patio doors, with power and light and WiFi connectivity, window overlooking the hills to the rear.

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Situated in the sought after village of North Nibley, this period property offers easy access to surrounding rural walks, local amenities and excellent commuter links to nearby market towns.

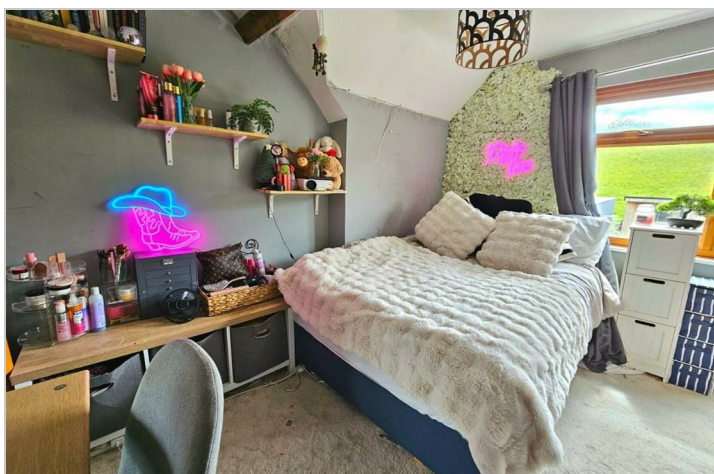
The property provides versatile accommodation ideally suited to families, downsizers or buyers seeking a character property within an active village community. Internally, the property combines traditional charm with practical living space. On entering you are met by an entrance lobby giving access to the kitchen/breakfast room overlooking the front of the property with a range of wall and base units with exposed beams with door leading into the character sitting room which in turn leads to the dining room/garden room giving access to the rear garden. Venturing upstairs to the first floor you will find a landing giving access to the study, bathroom and double bedroom overlooking the front of the property. A further staircase from the landing area, leads to two further bedrooms, one overlooking the rear garden with countryside views.

Outside, the property benefits from an established, terraced, rear garden ideal for entertaining, relaxing or enjoying the surrounding countryside atmosphere with a super garden room, with power and light, suitable for a number of uses accessed via decked steps with decked area.

The location is particularly appealing, with the village renowned for its scenic surroundings beneath the Cotswold escarpment and close proximity to the historic Tyndale Monument.

North Nibley itself offers a thriving community with a village tea-room, public house, primary school and church, while the nearby towns of Dursley and Wotton-under-Edge provide a wider range of shopping, leisure and schooling facilities. Excellent transport connections are available via the A38 and M5, making the property well placed for commuting to Bristol, Gloucester and Cheltenham. Cam railway station is a short drive away.

- Period Property in Sought After Village Location
- Sitting Room with Separate Dining/Room/Garden Room
 - Family Bathroom
- Super Garden Office with Decked Area
- Entrance Lobby and Kitchen/Breakfast Room
 - Three Bedrooms and Study
- Established, Terraced, Rear Gardens
 - Viewing Essential



Road Map



Hybrid Map



Terrain Map



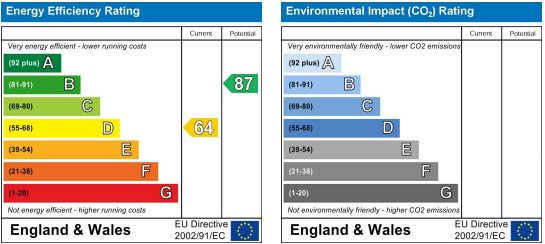
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 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.