

34 PARK ROAD
NAILSWORTH



MURRAYS
SALES & LETTINGS

34 PARK ROAD
NAILSWORTH
STROUD
GL6 0HS

A semi-detached home on a quiet road a short walk from the centre of the bustling market town of Nailsworth with well proportioned living accommodation and a delightful enclosed garden

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £435,000

FEATURES

- Popular Market Town
- Semi-detached
- Modern Kitchen
- Flexible Living Accommodation
- Planning Permission for Rear Extension
- Good Sized Garden
- Decked Patio
- Walking Distance to Town Centre Amenities
- Good Schools Nearby
- Commutable to Bristol and Gloucester



DESCRIPTION

34 Park Road offers good sized accommodation in a super location, just a few minutes walk from the centre of the bustling market town of Nailsworth.

Located on a quiet road, this semi-detached house is approached via steps leading down to the front door opening into a spacious entrance porch. There is a utility room leading off the main hall plus a ground floor bathroom and kitchen. The kitchen has fitted units with a window overlooking the garden and patio area. Leading from the kitchen is a dining room with double doors opening into a conservatory/rear porch.

Current planning permission (Stroud District Council ref S.24/0929/HHOLD) exists for a single story rear extension and alterations to create an open plan kitchen/diner living area.

To the other side of the ground floor, the dual aspect sitting room also leads off the central hall with double doors opening onto the decked patio and garden beyond.

There is a tall feature window on the stairwell, allowing light to flood in and three bedrooms, the principal with an en-suite shower room on the first floor.



There is a good size patio area to the rear of the property with steps leading down to the gently sloping lawn. The garden is a good size and totally enclosed, making it an ideal and safe place for children. The garden is well stocked with mature shrubs and a shed in the far corner.





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. Turn left at the roundabout and then almost immediately left again into Avening Road. Take the first right into Church Lane and the road branches round to the left into Park Road. Number 34 is on the right hand side approximately half way along the road.

LOCATION

Nailsworth is a thriving market town with a fabulous community spirit and many independent retailers including an outstanding delicatessen (William's) with fresh fish counter, an award winning bakery (Hobbs House) and a wine merchant, as well as a national supermarket. There is also a wide choice of places to eat out including several excellent restaurants.

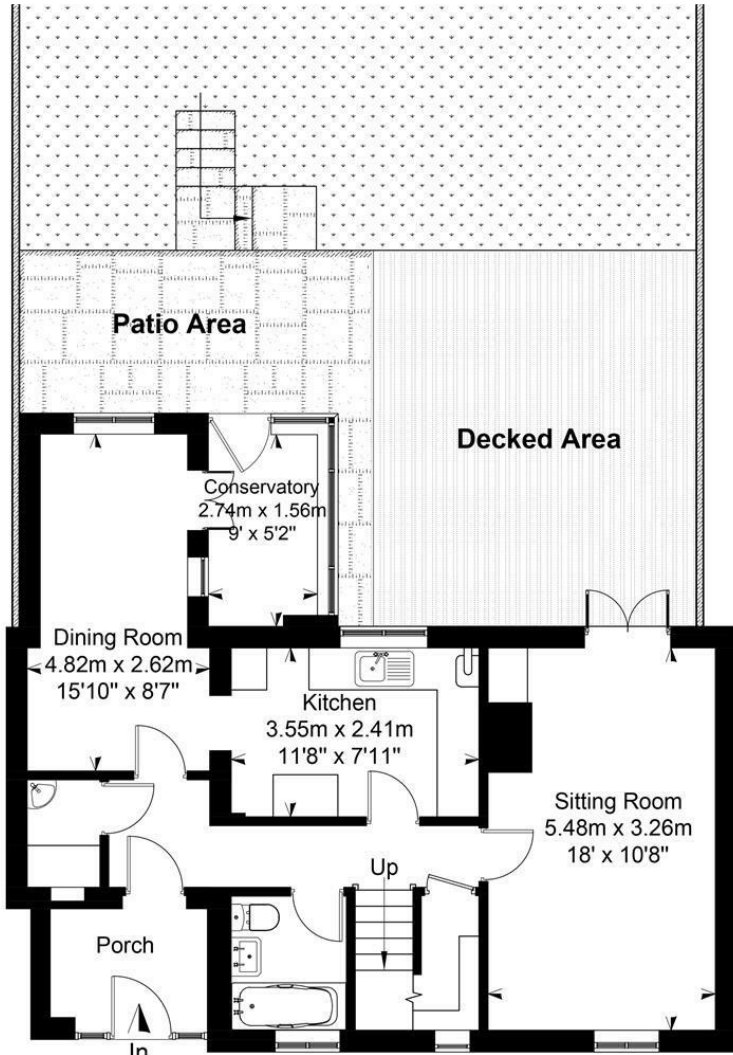
Nearby Stroud has a Waitrose plus several other leading supermarkets, an award winning Saturday Farmers Market, a recently renovated shopping/cinema complex with food hall and a leisure centre.

There are a number of sought after schools within easy reach, including a number of excellent grammar schools. In addition, many of the Gloucester and Cheltenham schools run transport for students from Nailsworth.

The surrounding countryside is unspoilt with great walks and popular cycle tracks and there are plenty of local sports clubs and several challenging golf courses nearby.

Nailsworth also has excellent road and rail links and it is easily accessible to London (under 2 hours by car), or circa 90 minutes by rail from nearby Stroud Station.





Ground Floor

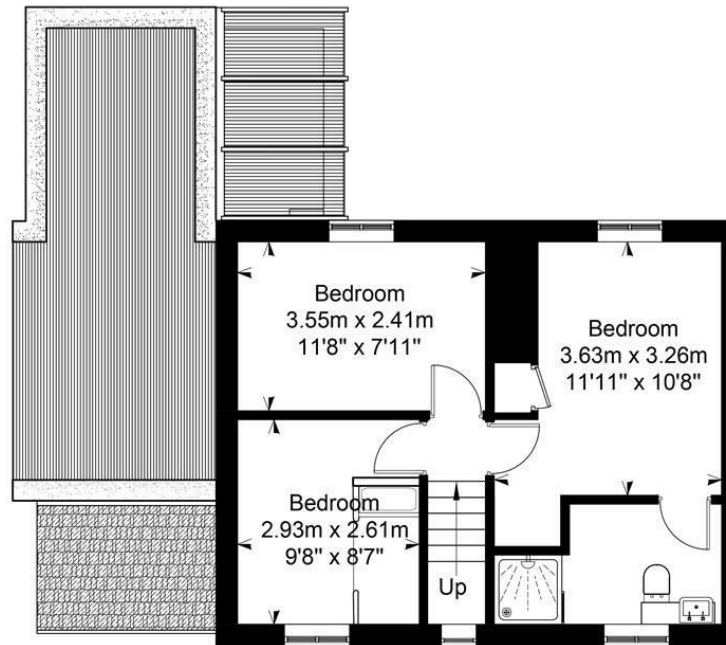


34 Park Road, Nailsworth, Gloucestershire

Approximate IPMS2 Floor Area
House 104 sq metres / 1119 sq feet

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07890 327 241
Job No SP4105

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



First Floor

MURRAYS
SALES & LETTINGS

Stroud
01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick
01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton
01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold
EPC
D

SERVICES
All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band C £2325.85. Ofcom Checker: Broadband - Standard 18 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor: all likely.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing please call our Minchinhampton office on 01453 886334