



Glentworth, 8 Bath Road, Nailsworth, Gloucestershire, GL6 0JB
£275,000

PETER JOY
Sales & Lettings



Glentworth, 8 Bath Road, Nailsworth, Gloucestershire, GL6 0JB

A charming three storey Georgian townhouse located within walking distance of Nailsworth town centre. It features two double bedrooms, a cosy sitting room, a practical kitchen, and a first floor bathroom. Outside, there is an enclosed courtyard garden

SITTING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM AND COURTYARD GARDEN



Viewing by appointment only

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Description

This attractive mid terrace Georgian townhouse is ideally located within walking distance of Nailsworth town centre. Spread over three floors, the property combines period charm with practical living. The front door opens into a welcoming sitting room featuring stripped floorboards and a sash style window overlooking the front. A doorway leads to the kitchen, fitted with a range of base and wall units, plus a window and door overlooking the rear courtyard. Stairs from the kitchen lead to the first floor, where you'll find a bathroom to the rear, featuring a bath with shower over, and the principal bedroom at the front, which also benefits from a sash style window with town views and a feature fireplace with tiled hearth. Upstairs, the second bedroom is a good sized double with rooftop views over Nailsworth. Built-in storage cupboards are conveniently located on the stairway between floors. With double glazing throughout, this home combines classic styling with comfortable modern living.

Outside

To the front of the property, a wrought iron gate opens to a small paved area, enclosed by traditional railings, creating an attractive entrance. At the rear, the enclosed gravelled courtyard offers a low maintenance outdoor space with raised planted borders, a small shed, and a covered bin store. A gated path provides convenient rear access onto Park Road.



Location

The property is ideally located just a short walk from the vibrant town centre of Nailsworth, which is home to many independent businesses, including the famous Williams Food Hall and Hobbs House Bakery. The town offers a variety of speciality shops, cafes, and restaurants, along with regular farmers' markets and a 'green' football club. St George's Playing Fields, located directly behind the house, provide expansive green space, and a nearby wood offers a peaceful natural setting for leisurely walks. Nailsworth is nestled at the bottom of steep wooded hills and is well positioned for both town and country living. Beyond the town, the stunning National Trust common land offers acres of walking opportunities, as well as a prestigious golf course. The property is also close to Woodchester Park, with miles of woodland walks and secluded lakes. For more comprehensive amenities, Stroud is just four miles away, and the property is well-connected by bus services. Junctions of the M4 and M5 motorways are easily accessible, with railway stations at Stroud (4 miles) and Kemble (10 miles) offering mainline services to Gloucester, Swindon, and London Paddington.

Directions

From our office turn right and follow the A46 and the property can be found on the left hand side just past the turning for Park Road as identified by our for sale board.



Property information

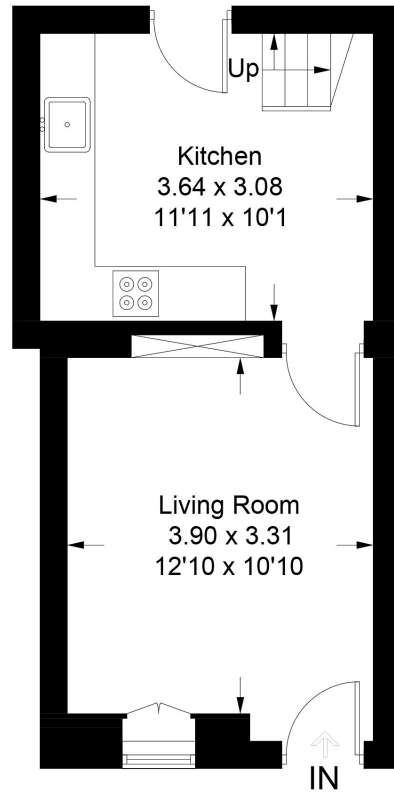
The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone and O2 may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

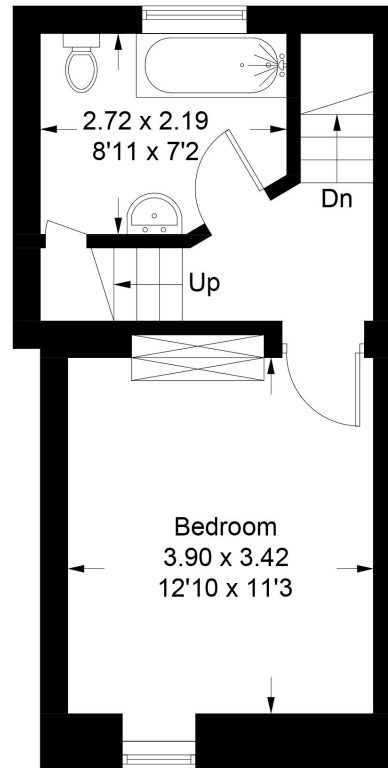
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

Glenworth, GL6 0JB

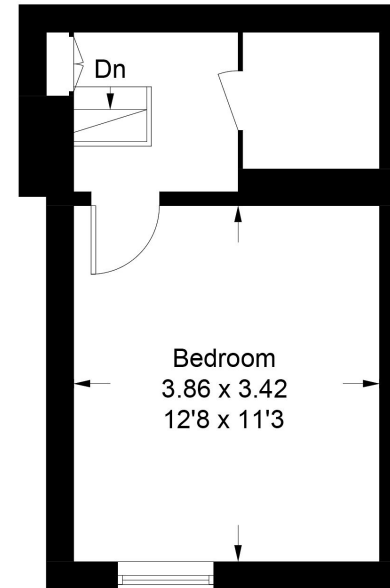
Approximate Gross Internal Area = 74.0 sq m / 796 sq ft



Ground Floor



First Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1241719)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.