



20 The Old George, Tabrams Pitch, Nailsworth, Gloucestershire, GL6 0BA
£254,500

PETER JOY
Sales & Lettings



20 The Old George, Tabrams Pitch, Nailsworth, GL6 0BA

A stylish two bedroom apartment situated in the heart of the bustling town of Nailsworth with a 22' kitchen/living area, newly re-fitted bathroom and allocated parking

ENTRANCE HALL, 22' LIVING ROOM WITH WELL EQUIPPED KITCHEN AREA, TWO BEDROOMS, BATHROOM AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

The bright and attractive first floor apartment has been completely refurbished by the current owner and now has a lovely new kitchen, new bathroom, new energy efficient electric heaters and new carpets, so is ready for any prospective purchasers to just move into and get on with enjoying life.

Entry is via a communal lobby shared with just two other flats and up a flight of stairs to number 20, which is all on one floor and faces out over a little courtyard area outside the gift shop called Red Hen.

The current vendor has completely refitted the kitchen area into a light and welcoming space, which flows easily into the spacious lounge area, where large sash windows bathe the room in light. There is space for a small dining table. The flat also benefits from two bedrooms -one double with built-in wardrobes and one single – and a stylish newly refitted bathroom with a bath and shower over, as well as an airing cupboard. A great property for someone looking for easy living close to all the amenities Nailsworth has to offer.

Outside

The property has one numbered parking space in the car park, which is directly outside the flat.

Location

Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office, turn right just before the mini roundabout into Tabrams Pitch towards Avening, and the Old George can be found immediately on the left.

Property information

The property is leasehold with 999 years starting from 2001. The current annual maintenance charges are £1,011.10 per annum. Electric heating, mains water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you are likely to have service from EE, Three and O2 however service from Vodafone may be limited.

Local Authority

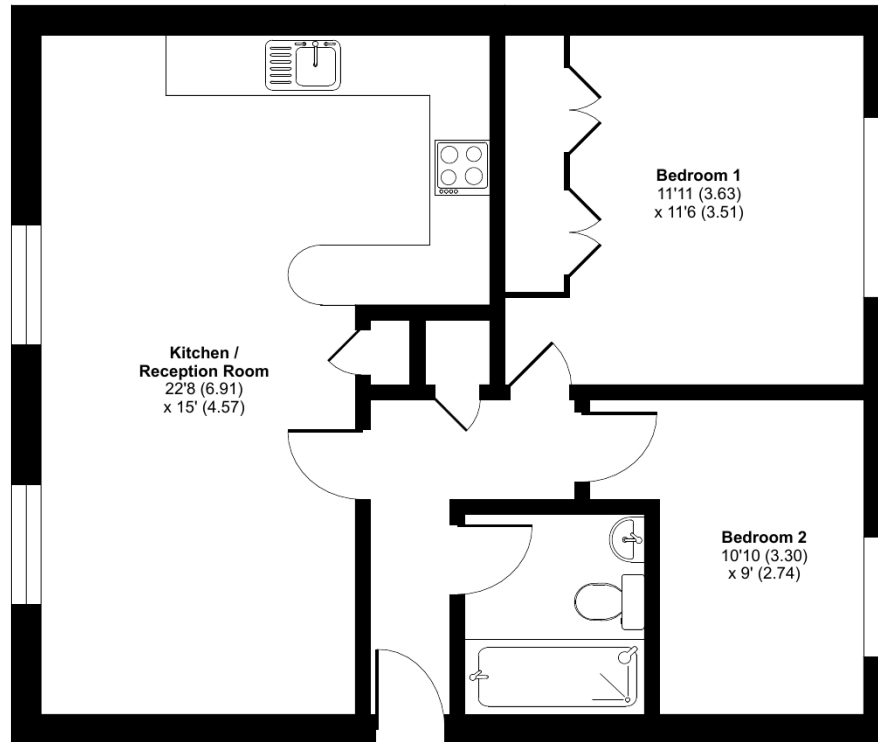
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



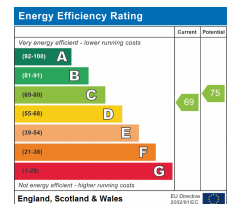
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Approximate Area = 623 sq ft / 57.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1162820



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.