



8 Tynings Road, Nailsworth, Gloucestershire, GL6 0EJ
£375,000

PETER JOY
Sales & Lettings



8 Tynings Road, Nailsworth, Gloucestershire, GL6 0EJ

A spacious semi detached home with flexible living space, a generous west facing garden, and off street parking for several cars. There are three double bedrooms upstairs and a ground floor study currently used as a bedroom, making it ideal for families or those working from home

ENTRANCE HALL, SITTING ROOM, KITCHEN WITH SEPARATE DINING AREA, STUDY, THREE BEDROOMS, BATHROOM, GARDEN AND PARKING

Viewing by appointment only

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Description

This semi detached home, built in the late 1940s, offers generous and versatile living space in a convenient position on the edge of town. The entrance hall leads to a dual aspect sitting room that runs the full depth of the house. The kitchen is a good size, fitted with a range of wall and base units and a large window overlooking the rear garden. There's space for a breakfast table and a walk in larder cupboard provides useful storage and also houses the boiler. The kitchen opens into a separate dining area, which feels connected but distinct, ideal for family meals or entertaining. From the dining area, one door leads out to the garden and another into a rear lobby with a cloakroom and plumbing for a washing machine. Off the lobby is a separate study, currently used as a bedroom, with windows to the rear and side, and French doors opening out to the garden, perfect as a home office, hobby room, or a teenager's den. Upstairs, there are two generous double bedrooms at the rear, both with built in cupboards and garden views. A third, smaller double bedroom is positioned at the front and also includes built-in storage. The bathroom is fitted with a bath and shower over, along with an airing cupboard.

Outside

At the front, there is off-street parking for up to three vehicles. The west facing rear garden is a great size and enjoys a good degree of privacy, with fencing and hedging enclosing the space. Steps lead up from the house to a paved seating area, with a gently sloping lawn beyond and a path leading up to a summer house at the far end, ideal for outdoor dining, gardening or relaxing in the sun.

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 left at the mini roundabout in the centre of the town and proceed up Springhill. Take the forth turning on the left hand side into Burma Road and Tynings Road is the first road on the left hand side. Number 9 can be found a short distance along on the left hand side as identified by our for sale board.

Agents note

Please note that foam insulation is present in the roof space of this property. The seller has confirmed that this will be professionally removed as part of the sale.

Property information

The property is freehold. Gas central heating, mains electricity, 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 standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception 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



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Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft

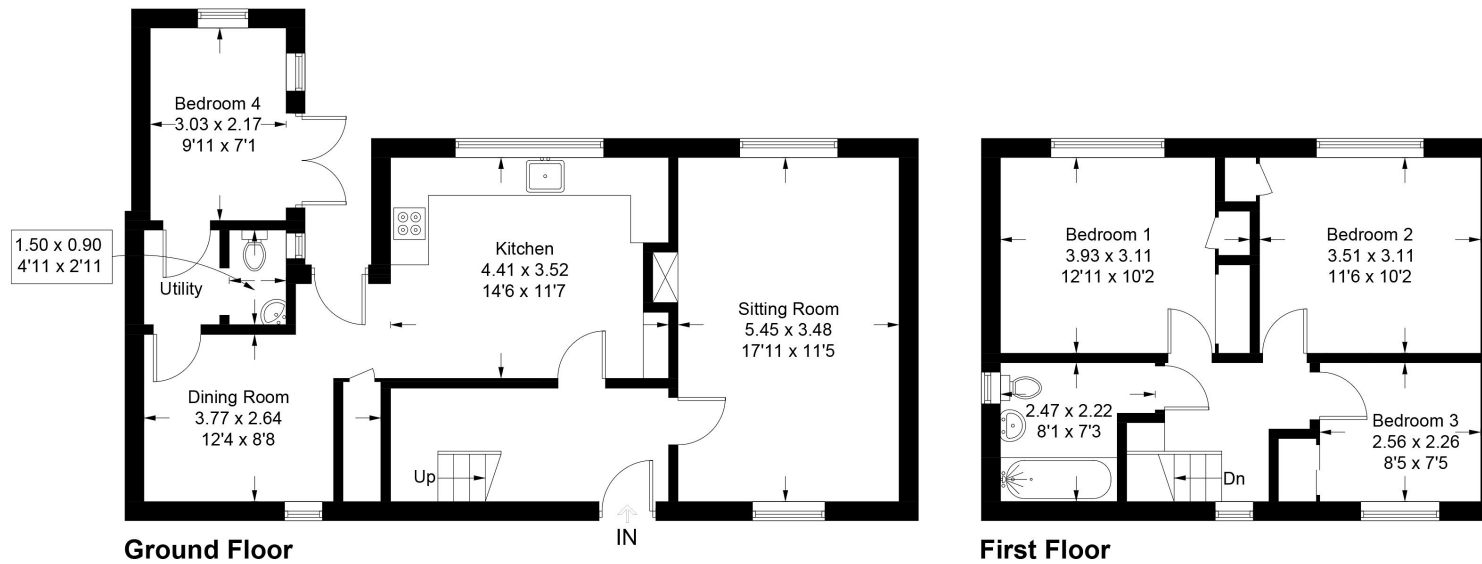
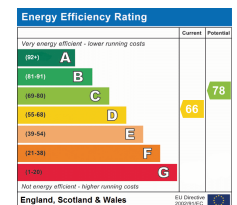


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234305)



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.