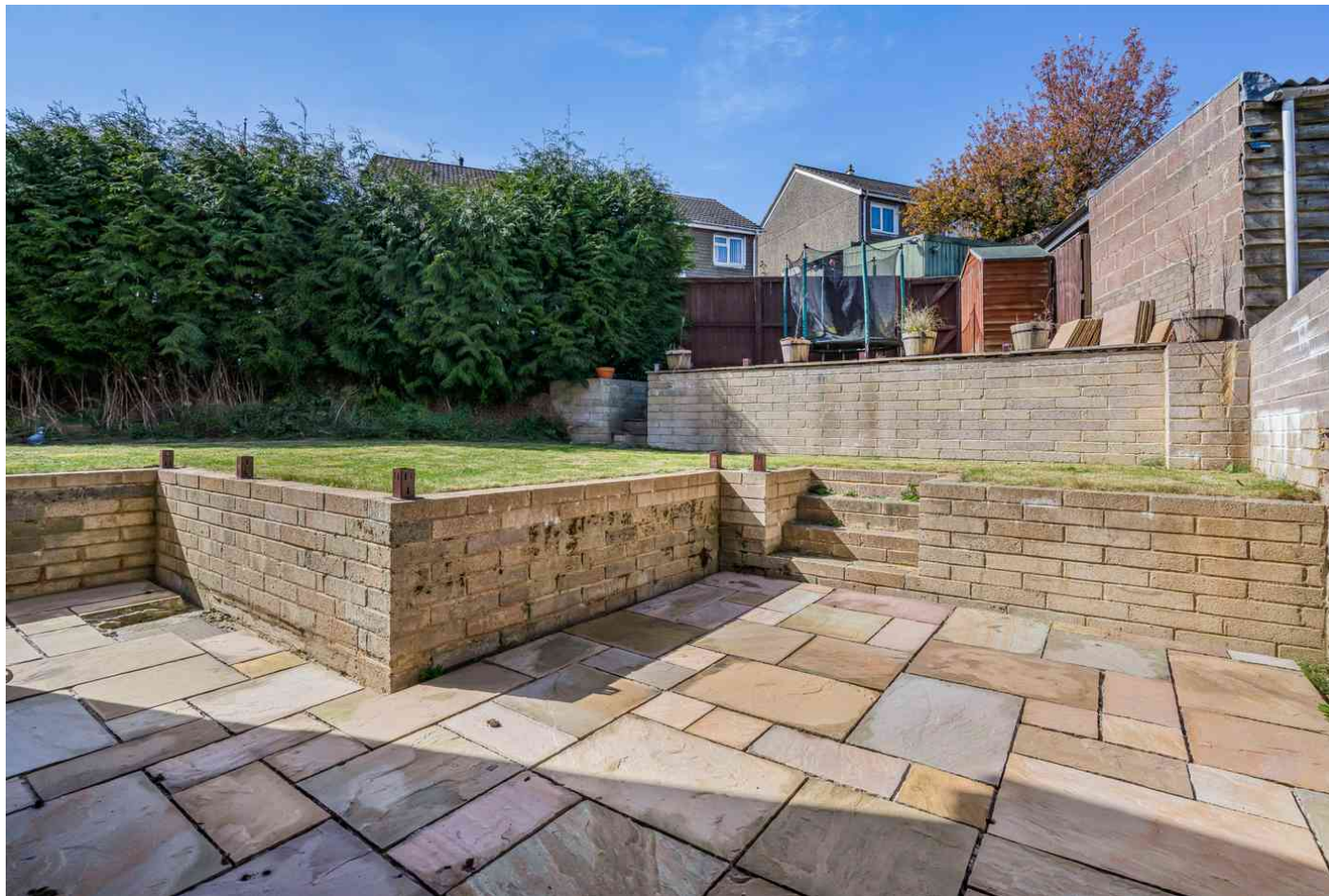




9 Woodpecker Walk, Forest Green, Nailsworth, Gloucestershire, GL6 0HQ
£220,000

PETER JOY
Sales & Lettings



9 Woodpecker Walk, Forest Green, Nailsworth, GL6 0HQ

Offered chain free, this three bedroom semi detached home is situated in a quiet, elevated position above Nailsworth town centre, enjoying distant views and a generous corner plot

ENTRANCE HALL, SITTING ROOM, 19' KITCHEN/DINING ROOM, THREE BEDROOMS, BATHROOM AND GARDEN

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Built of non traditional construction, this home has been in the same ownership since 2006. During that time, the current owners have made several improvements, including the installation of a new boiler, new hot water tank, replacement windows throughout, and new french doors leading from the dining area to the garden.

The accommodation is arranged over two floors. On the ground floor, an entrance porch leads into a hallway with stairs to the first floor. To the front of the house is a comfortable sitting room, while at the rear, a spacious kitchen and dining room spans the full width of the property, providing a sociable space that opens out to the garden. Upstairs, there is a landing, three bedrooms, and a family bathroom. While the kitchen and bathroom fittings are now somewhat dated, the house offers a fantastic opportunity for a new owner to redecorate and re-carpet throughout to suit their own style.

Outside

The corner plot garden is a real feature of this home. A generous patio, accessed directly from the kitchen and dining area, is ideal for entertaining and family gatherings. The lawn wraps around the side of the house, providing a blank canvas for a keen gardener to create something special.

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 the Nailsworth office, turn left, then left again at the mini-roundabout, heading towards Forest Green. Pass the primary school on your left, and at the next roundabout by Forest Green Rovers Football Stadium, turn right and head down the hill. Pass Hazel Court on your right, and when you see the woodland on your left, park on the right-hand side. Walk up the pedestrian footpath signposted Woodpecker Walk. The property is the first house directly ahead.

Agents note

The property is of non-standard construction and this build method is not accepted by every mortgage Lender. Buyers are advised to make enquiries with their lender, prior to making any financial commitment to purchase the property.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is A. 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 full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

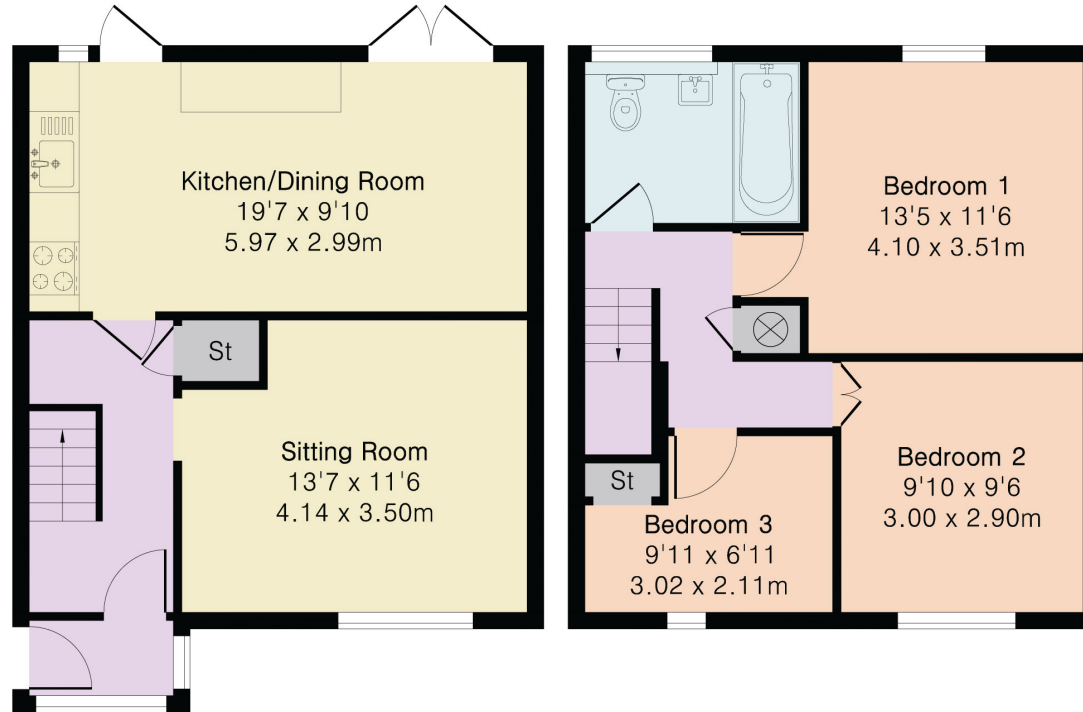
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Gross Internal Area 865 sq ft - 80 sq m

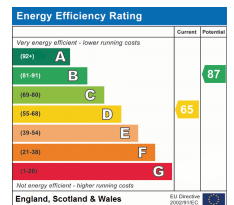
Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 423 sq ft – 39 sq m



Ground Floor

First Floor



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.