



53 Nortonwood, Nailsworth, Gloucestershire, GL6 0TB
£230,000

PETER JOY
Sales & Lettings



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A three bedroom semi-detached chalet style bungalow in need of refurbishment within popular residential area high above Nailsworth town centre with garden, garage and parking

LEAN-TO, ENTRANCE HALL, KITCHEN, SITTING ROOM, DINING ROOM, DOWNSTAIRS BEDROOM, BATHROOM, TWO FIRST FLOOR BEDROOMS, GARDENS, SINGLE GARAGE AND PARKING



Viewing by appointment only

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Description

53 Norton Wood is an ideal home for a buyer looking to make something their own. In need of refurbishment, this semi detached chalet style bungalow is located in a convenient location for the bus stop, and within walking distance of a well-regarded primary school. Built in the 1970's this two-storey home is now ready for its next chapter and is looking for someone who is keen to do some work to bring this property back to life. Arranged over two floors the accommodation comprises of a lean-to with door to front and back as this is currently used as a utility space. The front door leads into a hallway with doors to all rooms, the kitchen is located to the front with built in storage cupboards, the principal bedroom is also on the ground floor along with the bathroom making this an attraction for a buyer who needs their accommodation to be on one level. The sitting room is also located at the front with a separate dining room to the back of the property. A staircase leads up from here to the first floor with a small landing and two bedrooms both with eaves storage.

Outside

The property has a single garage and currently one parking space with steps leading up to the front door. The garden to the front is open plan and laid mainly to lawn. The enclosed rear garden faces west and is need of cultivation.

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 and left again at the mini roundabout into Spring Hill. Carry on up the hill for approximately half a mile and turn right at the first roundabout into Norton Wood. Follow the road down and round the bend to the left where the property can be found on the left, 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 B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have full service from all major mobile providers (EE, Three, O2, Vodafone) outside the property, although reception may be limited inside the house.

Local Authority

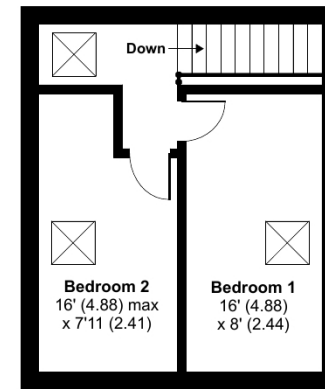
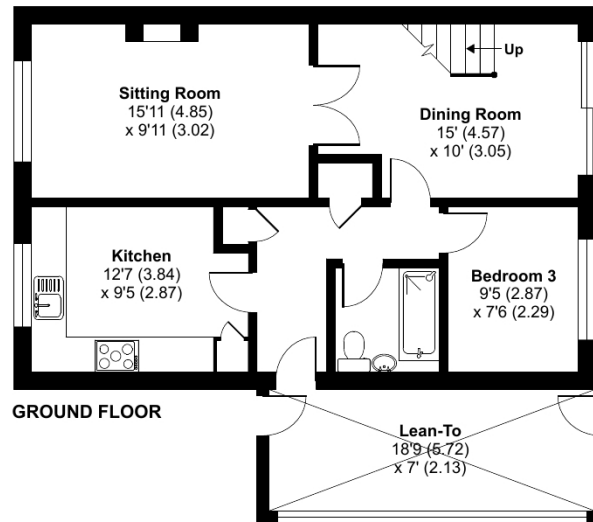
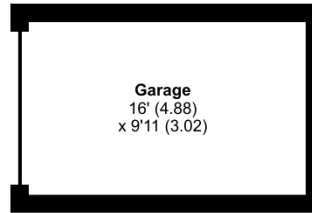
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



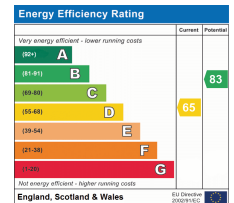
Nortonwood, Forest Green, Nailsworth, Stroud, GL6

Approximate Area = 1105 sq ft / 102.6 sq m
 Garage = 160 sq ft / 14.9 sq m
 Total = 1265 sq ft / 117.5 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: 1130577



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.