



64 Churchill Road, Nailsworth, Gloucestershire, GL6 0DE
£350,000

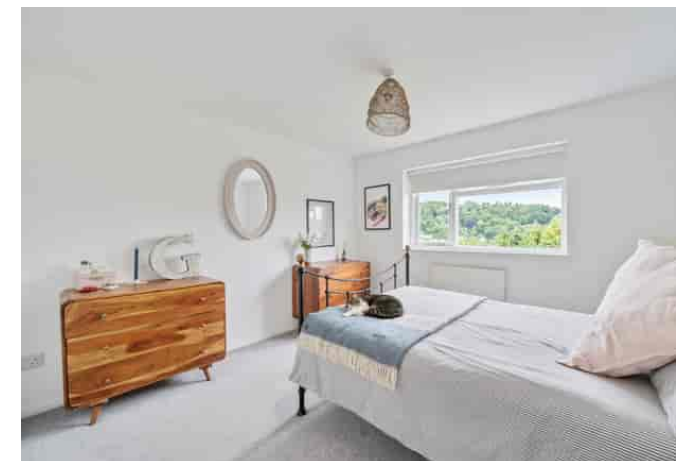
PETER JOY
Sales & Lettings



64 Churchill Road, Nailsworth, Gloucestershire, GL6 0DE

A beautifully presented three bedroom mid terrace family home located in a popular road high above Nailsworth with a larger than average garden, great view and parking for two vehicles

ENTRANCE HALL, 20' SITTING ROOM/DINING ROOM WITH CAST IRON LOG BURNING STOVE, SUPERB KITCHEN, THREE DOUBLE BEDROOMS, BATHROOM, LARGE GARDEN AND LOVELY OUTLOOK ACROSS THE VALLEY AND PAVED PARKING AREA FOR TWO CARS



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Email: nailsworth@peterjoy.co.uk



Description

An immaculately presented terraced family house situated in a popular road just above Nailsworth town centre. This position allows for easy access to the shops and amenities of the town and a good view of Watledge and the surrounding countryside. The property is built using traditional methods with good quality fittings throughout. Arranged over two floors the accommodation comprises an entrance porch leading into an entrance hall, 14' kitchen with first class bespoke units, Iroko worksurfaces and integrated appliances, 20' sitting/dining room with newly installed log burning stove and a spacious utility room/WC on the ground floor. There is lovely Oak flooring throughout this level. On the first floor there is a landing with cupboard housing gas boiler, three light and airy double bedrooms with views and a contemporary bathroom with shower over the bath. Early viewing is recommended to avoid disappointment.

Outside

The stylish interior is complemented by a block paved parking area to the front of the house providing side by side parking for two cars. The lovely landscaped garden has a paved seating area immediately off the back of the house with manicured lawns and raised vegetable and flower beds. There is a useful timber built shed and a further paved patio ideal for catching the late sun and outside entertaining.

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

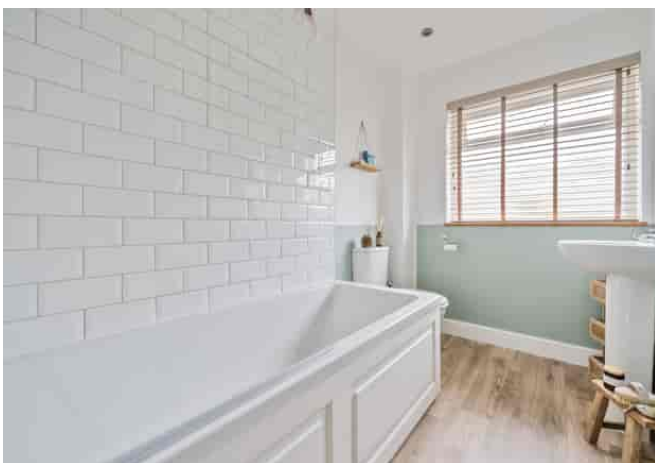
From our Nailsworth office turn left at the mini roundabout and proceed up Spring Hill. Take the second turning on the left into Churchill Road. Follow the road up and bear round to the right. Turn right and the property will be found a little way along on the right hand side as identified by our for 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 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.

Local Authority

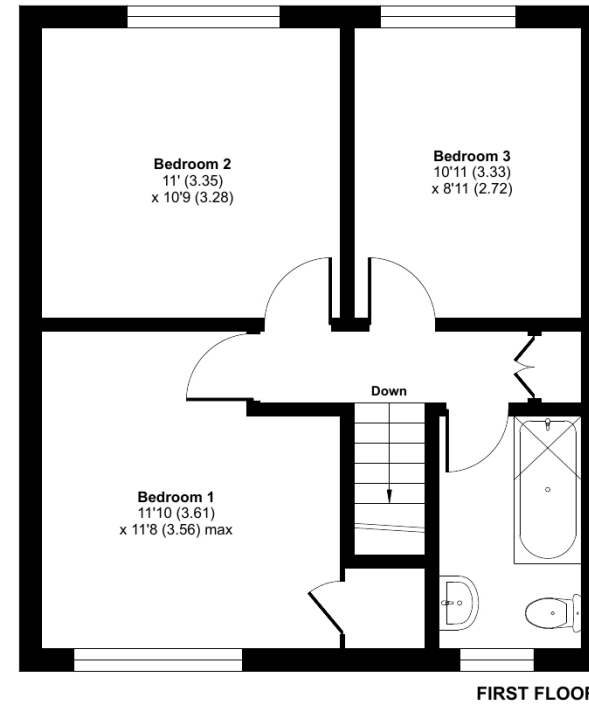
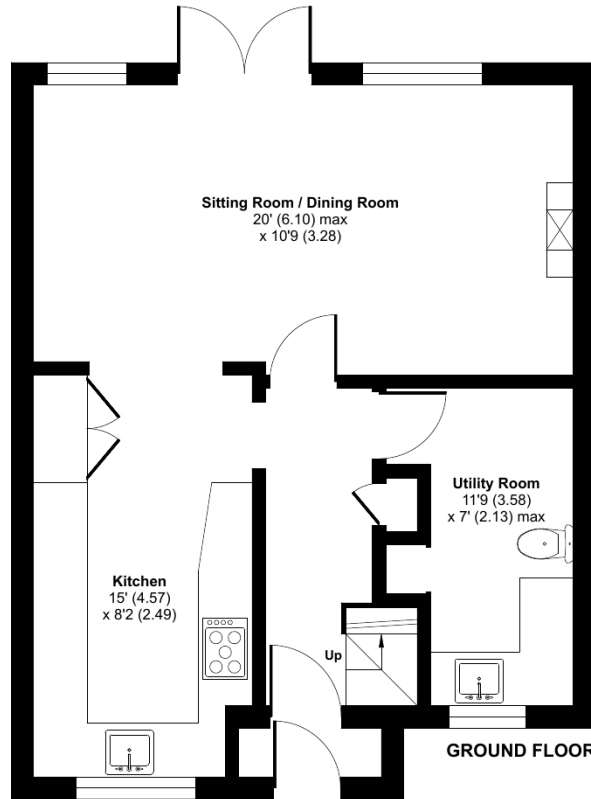
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



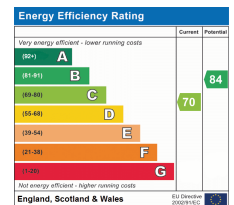
Churchill Road, Nailsworth, Stroud, GL6

Approximate Area = 969 sq ft / 90 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: 1152817



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.