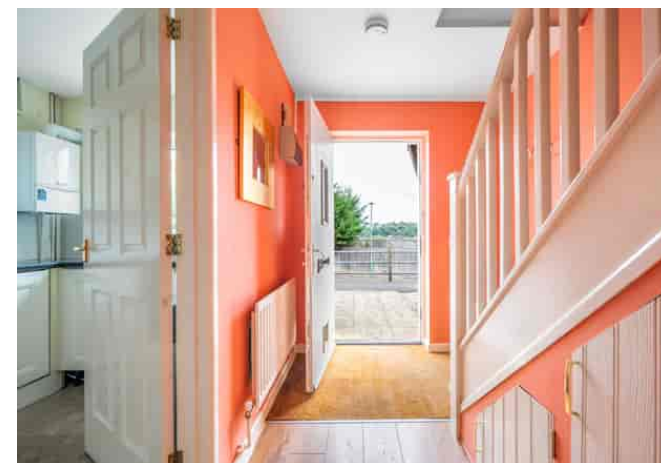




8 Hazel Court, Nailsworth, Gloucestershire, GL6 0TR
£215,000

PETER JOY
Sales & Lettings



8 Hazel Court, Nailsworth, Gloucestershire, GL6 0TR

Offered CHAIN FREE - a two bedroom mid terrace home on the outskirts of Nailsworth, offering a practical layout, low maintenance garden and allocated parking. Requiring some updating, this property is ideal for buyers looking to put their own stamp on a home in a convenient location close to bus routes and with lovely views over the valley

ENTRANCE HALL, KITCHEN, CLOAKROOM, SITTING/DINING ROOM, TWO BEDROOMS, EN-SUITE SHOWER ROOM, WET ROOM, LOW MAINTENANCE GARDEN AND ALLOCATED PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

This mid terraced home, built in the mid 2000's, offers a practical layout and an opportunity for a buyer to update and make it their own. The ground floor includes an entrance hall, a front facing kitchen with fitted units, granite effect worktops, a built-in oven and hob, and views towards Theescombe and Amberley. There's also a cloakroom and a sitting/dining room at the rear with French doors opening onto the garden. Upstairs, the main bedroom includes a built in cupboard and a small en-suite shower room. A second, single bedroom overlooks the garden, and there's also a wet room and an airing cupboard on the landing.

While the property would benefit from cosmetic improvement, it presents a great opportunity to create a comfortable home in a convenient location close to bus routes into Nailsworth town.

Outside

The south west rear garden is designed for low maintenance, with a mix of paving and gravel. It offers a blank canvas for landscaping or planting and includes steps leading up to a rear gate, which provides access to the property's allocated parking space.

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 passing Nailsworth Primary School on the left hand side. At the next mini roundabout (by Forest Green Rovers Football Club) turn right into Nortonwood and proceed down to the bottom of the road where number 8 can be found on the right hand side as identified by our for sale board.

Property information

The property is leasehold with the balance of 999 years from 2007. 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



8 Hazel Court, GL6 0TR

Approximate Gross Internal Area
60.8 sq m / 654 sq ft

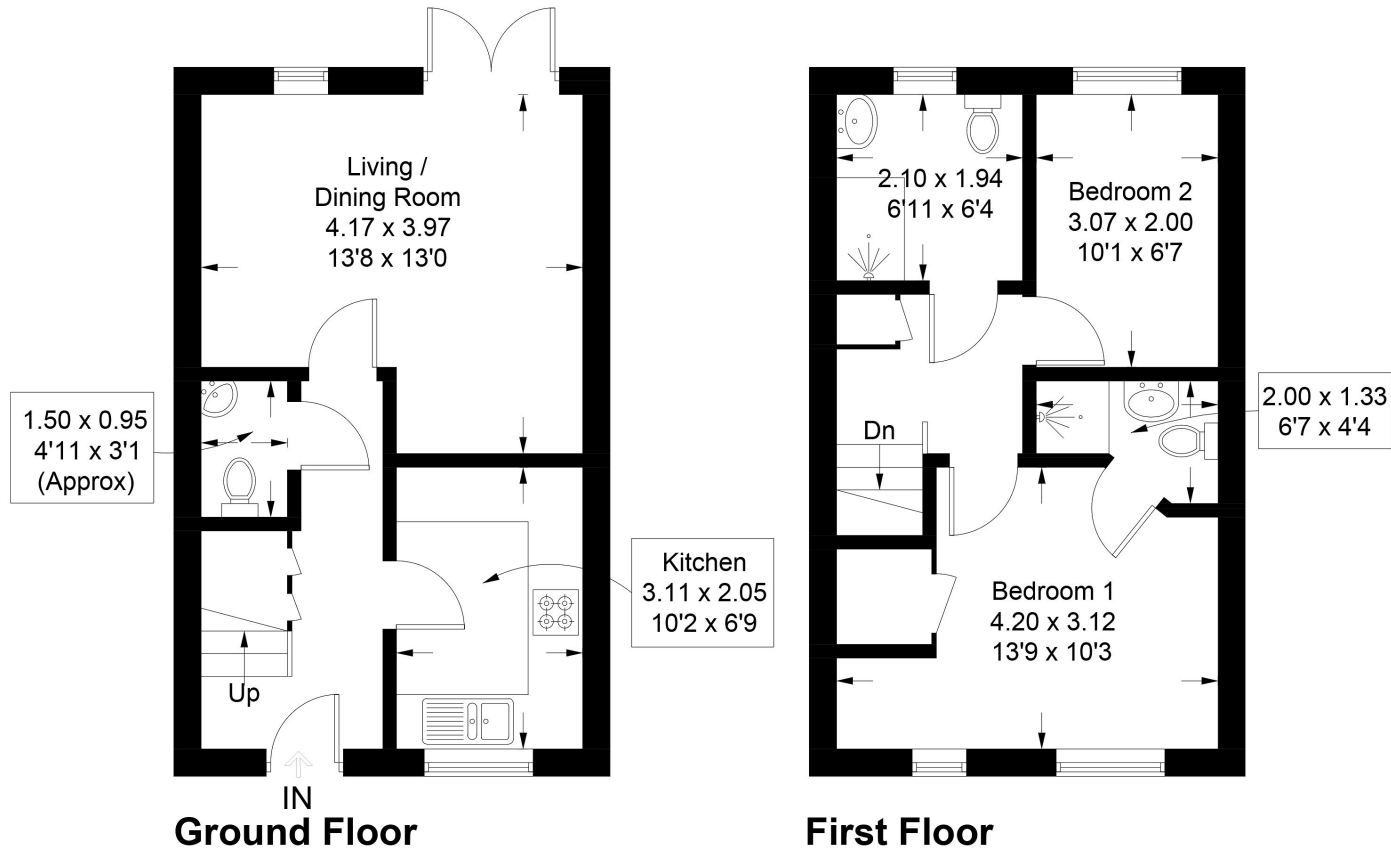
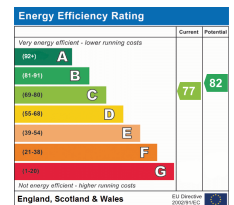


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234307)



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.