



49 Churchill Road, Nailsworth, Gloucestershire, GL6 0DE
£325,000

PETER JOY
Sales & Lettings



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Offered CHAIN FREE - a well proportioned three bedroom semi detached dormer bungalow on a popular residential road, within walking distance of Nailsworth town centre. The property offers flexible accommodation, a garage, driveway parking, and front and rear gardens

ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN, DINING ROOM/SECOND RECEPTION, GROUND FLOOR BEDROOM, BATHROOM, SEPARATE WC, TWO FIRST FLOOR BEDROOMS, FRONT AND REAR GARDENS, GARAGE AND DRIVEWAY PARKING

Viewing by appointment only

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Description

This semi detached dormer bungalow is arranged over two floors and provides practical and flexible accommodation. The property is accessed via an entrance porch, leading into a hall with useful cupboards. Off the hall, there is a separate WC, a bathroom fitted with a bath and shower over, and a good sized ground floor double bedroom with built-in wardrobes. The sitting room features a fireplace with gas fire, alcoves to either side, and sliding patio doors opening onto a rear patio area. The kitchen, located at the rear of the bungalow, is fitted with a range of base and wall units and has both a window and door opening onto the garden. At the front of the property, a dining room/second reception provides additional living space, with stairs leading to the first floor where there are two further double bedrooms, both with eaves storage and views over the rear garden. The accommodation offers scope to update and personalise throughout.

Outside

To the front, the property is approached via a driveway with a sloping lawn, offering parking and access to the attached garage, which has power, light, and an up-and-over door. There is also an area at the start of the driveway which was previously tarmacked and could be reinstated as additional parking. The bungalow is connected to the garage by a covered porch area running the full depth of the property, providing sheltered access between the house and garage, with doors to the rear garden and into the bungalow itself. The rear garden is fenced and hedged, with a good sized patio area accessed from the sitting room and steps leading up to a gently sloping lawn. Beyond this, a raised area is enclosed by a dwarf Cotswold stone wall with shallow steps, offering further garden space that could be cleared or landscaped to create separate zones. The garden also provides scope to reinstate features such as the Cotswold stone pond.

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 the property will be found directly in front of you 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 ultrafast 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

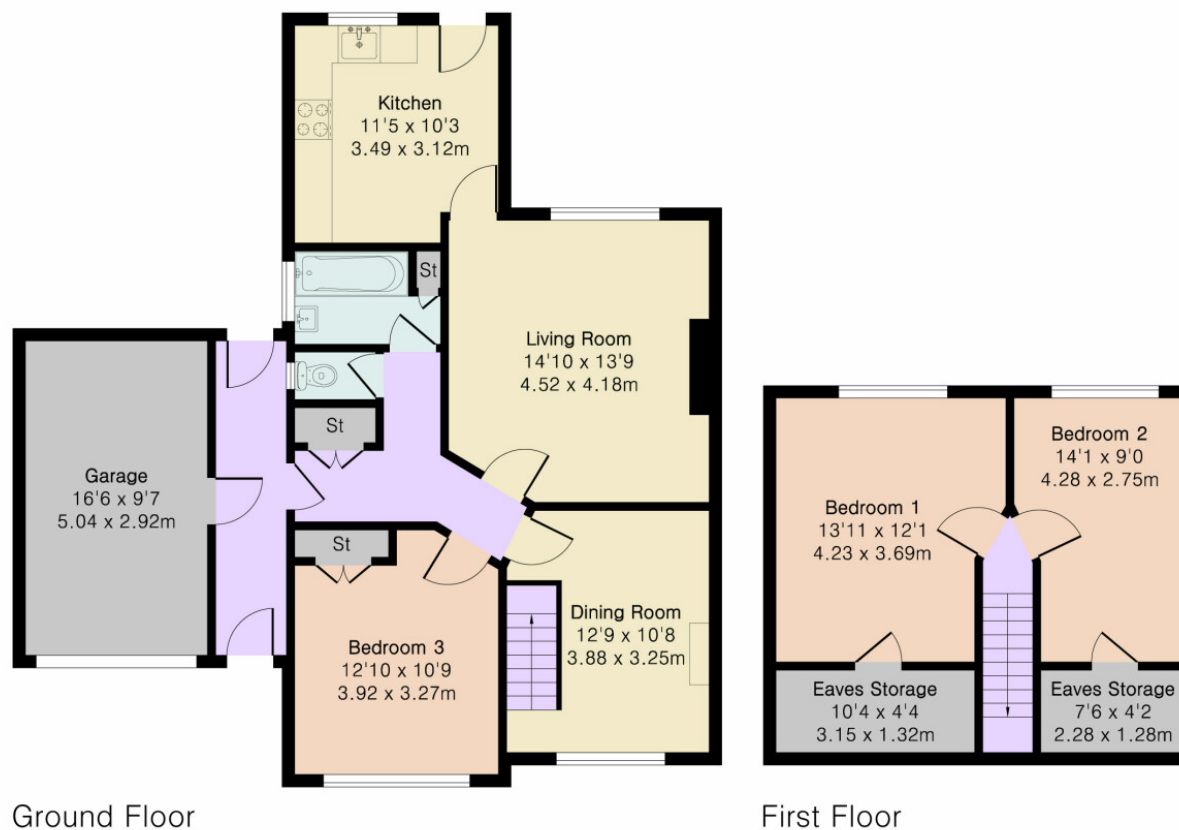
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Gross Internal Area 1369 sq ft - 127 sq m (Including Garage)

Ground Floor Area 967 sq ft – 90 sq m

First Floor Area 402 sq ft – 37 sq m



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	74 80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.