



8 Beechwood Close, Nailsworth, Gloucestershire, GL6 0BG  
£169,950

**PETER JOY**  
Sales & Lettings



## 8 Beechwood Close, Nailsworth, Gloucestershire, GL6 0BG

Offered CHAIN FREE - a two bedroom ground floor apartment with open plan 22' kitchen/dining/living area, bath and shower room and allocated parking

ENTRANCE HALL WITH STORAGE CUPBOARD, 22' OPEN PLAN KITCHEN/DINING/LIVING AREA WITH DUAL ASPECT WINDOWS, TWO BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM), BATHROOM AND ALLOCATED PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)



### Description

A modern well-presented ground floor 2-bedroom apartment situated in a popular cul-de-sac high above Nailsworth town centre with allocated parking and close to a well-regarded Primary School, convenience shop, and a good bus route. Built by Redrow Homes in the early 2000's this low maintenance apartment offers a communal entrance hall with entry phone, a welcoming hallway with storage cupboard, 22' kitchen/diner/living area with dual aspect windows, two bedrooms (one with en-suite shower room) and secondary bathroom. The property also has double glazing and electric heating throughout.

### Outside

One allocated parking space, ensuring hassle-free parking right at your doorstep with a lock up bike store for the use of the residents of Beechwood Close.

### 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 and head in the direction of Forest Green. Proceed up Spring Hill for approximately half a mile and at the first roundabout turn left into Beechwood Close. Follow the road around to the left and left again where you will find the parking for number 8 on your left.

### Tenure

Leasehold with the balance of 125 years commencing 2006. The current annual maintenance charges are £1196.95 including ground rent.

### Services

Electric heating, mains water and drainage.

### Council Tax

The council tax banding is B.

### Local Authority

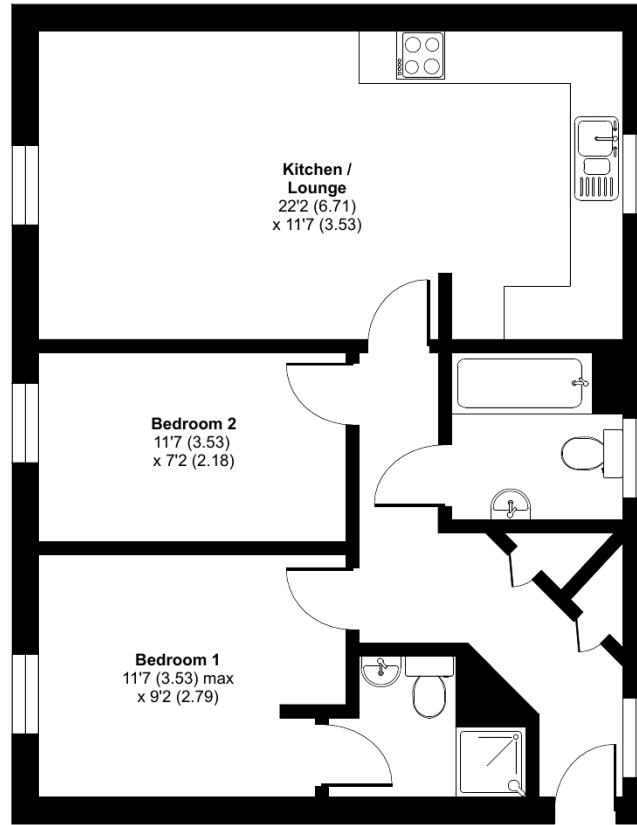
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Beechwood Close, Nailsworth, Stroud, GL6

Approximate Area = 642 sq ft / 59.6 sq m

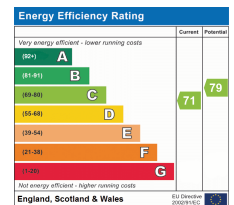
For identification only - Not to scale



GROUND FLOOR



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: 1083266



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.