



24 Tynings Road, Nailsworth, Gloucestershire, GL6 0EQ
Price guide £200,000

PETER JOY
Sales & Lettings



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An older style three bedroom mid terraced home requiring complete renovation, situated in a popular residential area above Nailsworth town centre and enjoying views towards Amberley - lead photo is of the rear view

ENTRANCE HALL, CLOAKROOM, SITTING ROOM, KITCHEN, BOOT ROOM/UTILITY, LANDING, THREE DOUBLE BEDROOMS, BATHROOM AND GARDEN TO FRONT AND REAR

Viewing by appointment only

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Description

24 Tynings Road is a mid terrace former local authority house offering an excellent opportunity for buyers seeking a full renovation project. Requiring complete modernisation throughout, the property provides a blank canvas for those wishing to create and personalise a home to their own taste and specification. With generous room sizes and a pleasant outlook to the rear, the house offers significant potential to become a comfortable family home. Situated along a popular residential road, the property enjoys a particularly appealing position backing directly onto a playing field and children's playground, providing an open aspect to the rear and a sense of space rarely found with similar homes.

The accommodation is approached via an entrance hall with stairs leading to the first floor and access to a cloakroom. The ground floor further comprises a sitting room featuring dual aspect windows which allow plenty of natural light to flow through the space. The kitchen sits to the rear of the property and connects to a useful boot room/utility area, which in turn provides doors to both the front and rear gardens, making it an ideal practical space for everyday use. On the first floor, the landing includes a cupboard housing the boiler and leads to three double bedrooms, each enjoying views over the rear garden and open outlook beyond. A family bathroom completes the first floor accommodation.

Outside

Outside the property benefits from gardens to both the front and rear. The front garden offers scope to be converted into off road parking for up to two vehicles, subject to obtaining the necessary consents. The rear garden is private and predominantly laid to lawn, enclosed by hedged and fenced boundaries, and backs directly onto a children's playground and playing field, providing a pleasant and open backdrop.

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. Continue, and turn left for Tynings Road where number 24 Tynings Road can be found on the left hand side 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 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

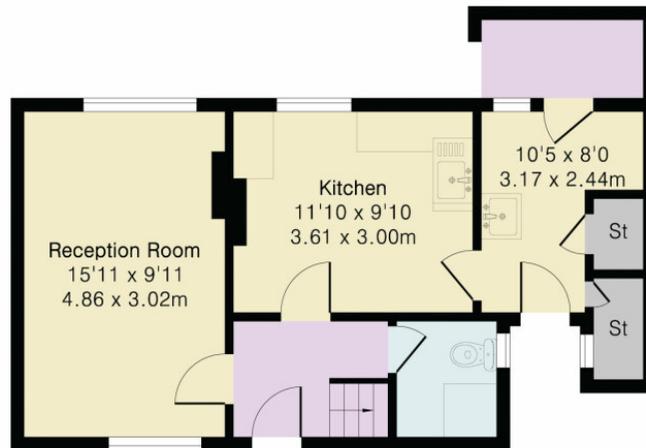
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



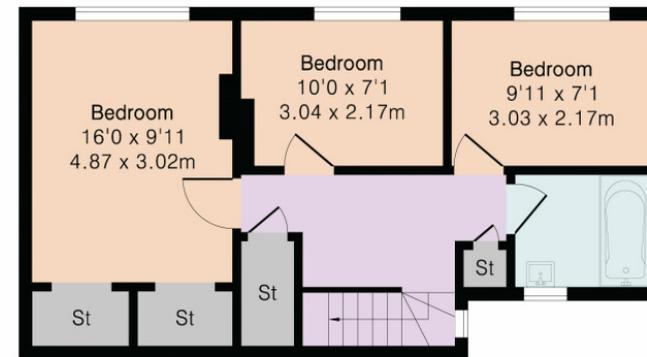
Approximate Gross Internal Area 948 sq ft - 88 sq m

Ground Floor Area 488 sq ft – 45 sq m

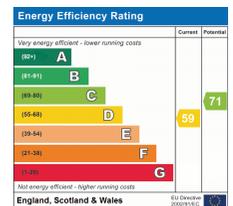
First Floor Area 460 sq ft – 43 sq m



Ground Floor



First Floor



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.