



20 Beechwood Close, Nailsworth, Gloucestershire, GL6 0BG
£165,000

PETER JOY
Sales & Lettings



20 Beechwood Close, Nailsworth, Gloucestershire, GL6 0BG

Offered CHAIN FREE - a modern second floor apartment set high above Nailsworth, with 22' open plan kitchen/dining/living area, two bedrooms, bathroom and far reaching views over the surrounding valley (Draft details)

COMMUNAL ENTRANCE WITH INTERCOM, ENTRANCE HALL WITH GOOD STORAGE, OPEN PLAN KITCHEN/DINING/SITTING ROOM, TWO BEDROOMS, BATHROOM AND ONE ALLOCATED PARKING SPACE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

Positioned on the second floor, this light and airy apartment has just been redecorated throughout and is ready for immediate occupation. The well maintained communal entrance leads to a private front door opening into a welcoming hallway with a generous storage cupboard and a separate airing cupboard. The spacious open plan kitchen/dining/sitting room enjoys natural light from windows on three sides, offering elevated views across the valley. The kitchen area is fitted with a range of base and wall units, a built in oven and hob, and benefits from durable vinyl flooring that runs throughout the living space creating a practical and cohesive layout. There are two double bedrooms, including a well-proportioned principal bedroom with a built-in storage cupboard and hanging rail. The bathroom has a modern white suite with a bath and shower over, completing this move in ready home.

Outside

There is one allocated, numbered 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 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 20 on your right.

Property information

The property is leasehold with 125 years starting from 2006. The current annual maintenance charges and ground rent are £1260 per annum. Electric heating, mains 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, and you are likely to have service from EE, Three although reception from Vodafone and O2 may be limited inside the house.

Local Authority

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



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Approximate Gross Internal Area = 63.2 sq m / 680 sq ft

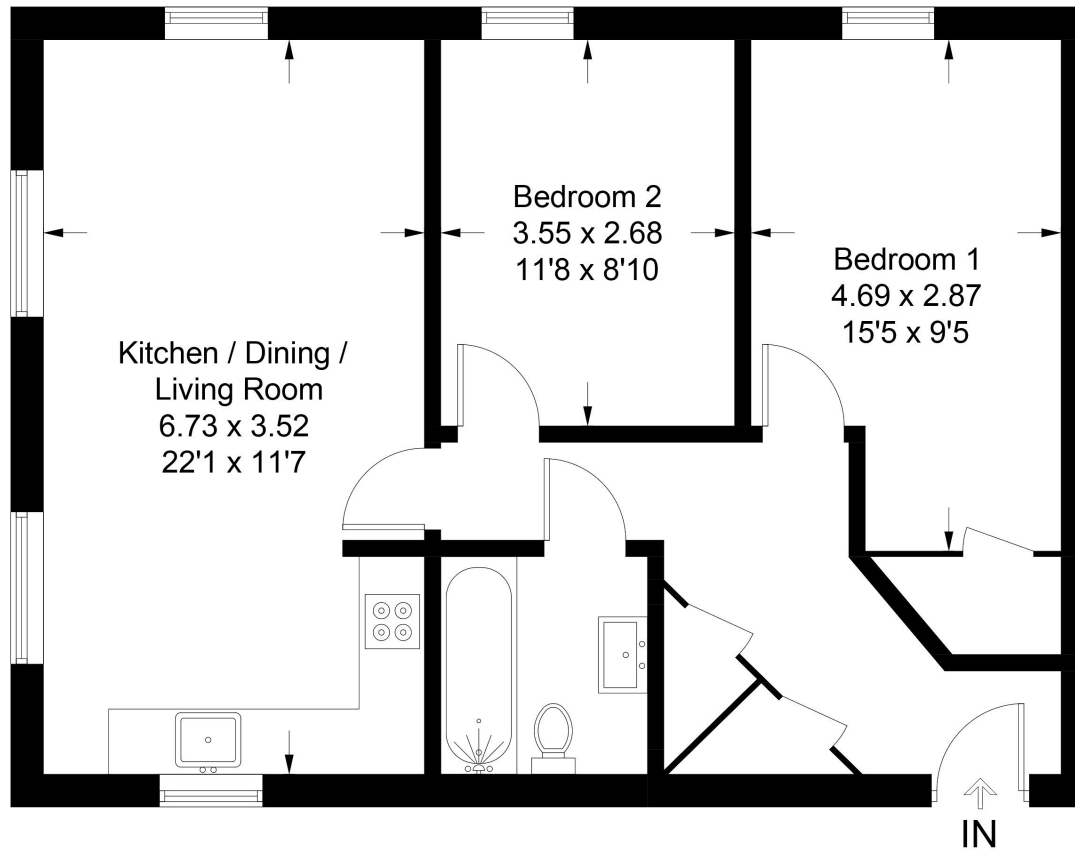


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217182)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.