



25 Hazel Court, Nailsworth, Gloucestershire, GL6 0TR
£122,500



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A MUST VIEW – a two bedroom semi detached home with views, one allocated parking space, south facing garden and offered to the market chain free

ENTRANCE HALL, CLOAKROOM, SITTING ROOM/DINING ROOM, KITCHEN, LANDING, TWO BEDROOMS, BATHROOM, GARDEN AND PARKING



Viewing by appointment only

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Description

Located in a quiet cul-de-sac above Nailsworth town centre, this well presented two bedroom semi detached house offers fantastic views towards Amberley. Built in 2007, the property is arranged over two floors and is available as a shared ownership opportunity.

The ground floor includes an entrance hall, cloakroom, well equipped kitchen, and a bright sitting/dining room with French doors leading to a south facing rear garden. Upstairs, the first floor landing has a window to the side and an airing cupboard. The main bedroom enjoys far reaching views, while the second bedroom overlooks the garden. A bathroom serves both rooms.

Outside

Outside, the property has one allocated parking space and a rear garden in need of cultivation. Shared steps lead up to the front of the house with a lovely side garden, which is level and includes a useful timber shed—an ideal space for seating and enjoying the views. Just a short distance from Nailsworth's shops and amenities, with countryside walks nearby, this home offers a great balance of town and rural living.

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 the road turning right into Hazel Court where the property can be found straight ahead of you as identified by our for sale board.

Agents note

This is a shared ownership sale, and we are selling 50% of this property. The owner currently pays a rental amount of £321.54 pcm. This is payable to Sanctuary Housing and includes ground maintenance, building insurance and management charge.

Property information

The property is leasehold with the balance of 99 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.

Local Authority

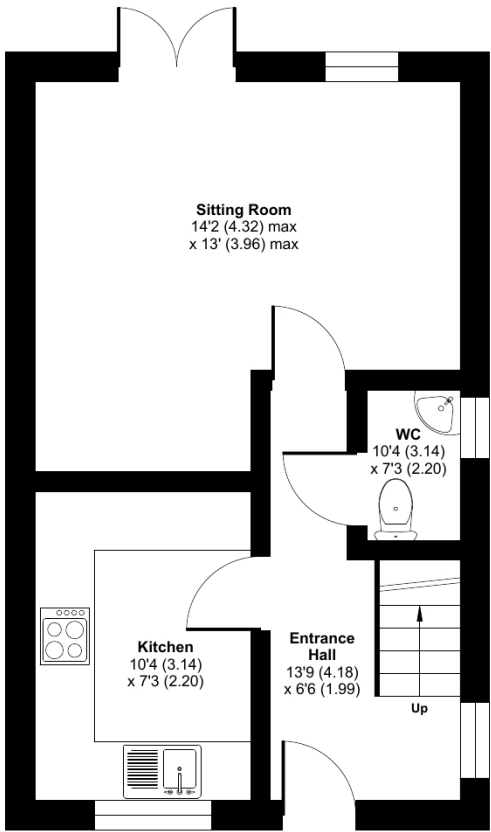
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



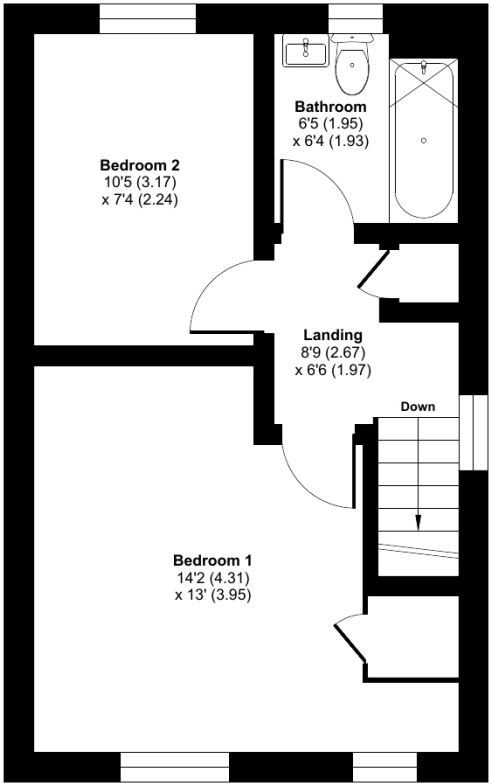
Hazel Court, Nailsworth, Stroud, GL6

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



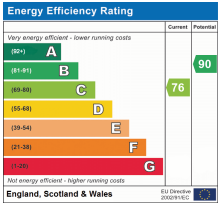
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Peter Joy Estate Agents. REF: 1256036



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.