



2 Wycliffe Terrace, Bath Road, Nailsworth, Gloucestershire, GL6 0QW
Price guide £225,000

PETER JOY
Sales & Lettings



2 Wycliffe Terrace, Bath Road, Nailsworth, Gloucestershire, GL6 0QW

A mid terrace period home, set in an elevated position and offering exciting scope for improvement, all within easy walking distance of the vibrant Nailsworth town centre. The property enjoys attractive rooftop views to the rear and benefits from flexible accommodation arranged over four floors

KITCHEN, TWO RECEPTION ROOMS, STORE, BATHROOM, TWO DOUBLE BEDROOMS, REAR COURTYARD AND ADDITIONAL GARDEN AREA

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

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Description

2 Wycliffe Terrace is an older style terraced house presenting a wonderful opportunity for modernisation and personalisation, while retaining its period charm. Positioned above the town, the property enjoys a sense of elevation and far reaching views across the surrounding rooftops.

The accommodation is both versatile and well proportioned for a property of this nature. The ground floor opens into a kitchen, leading through to a sitting room at the rear of the house, providing a comfortable main living space. Stairs from the kitchen take you down to the lower ground floor, where a further reception room benefits from direct access to the rear courtyard via a glazed door. This space lends itself perfectly to use as a dining room, snug or family room. A useful store is located at the rear, offering practical storage. On the first floor, the landing provides access to a double bedroom and a bathroom. A further staircase leads to the top floor, where a second double bedroom features eaves storage and two large Velux roof windows, flooding the room with natural light and enhancing the elevated outlook.

Outside

Outside, the property enjoys a private rear courtyard, ideal for outdoor seating, along with a separate section of garden located to the left of the terrace, offering additional outdoor space with allotment potential.

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 this office turn right and proceed along the A46 Bath Road. Pass the turning to Horsley and Wotton-Under-Edge and continue. The property can then be found on the right hand side. For viewing purposes we suggest parking in the town hall carpark, and then walk up.

Agents note

This property is being sold on behalf of executors and it is marketed subject to obtaining the grant of probate. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. 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 service from the main service providers (EE, Three, O2, Vodafone) although reception from O2 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.

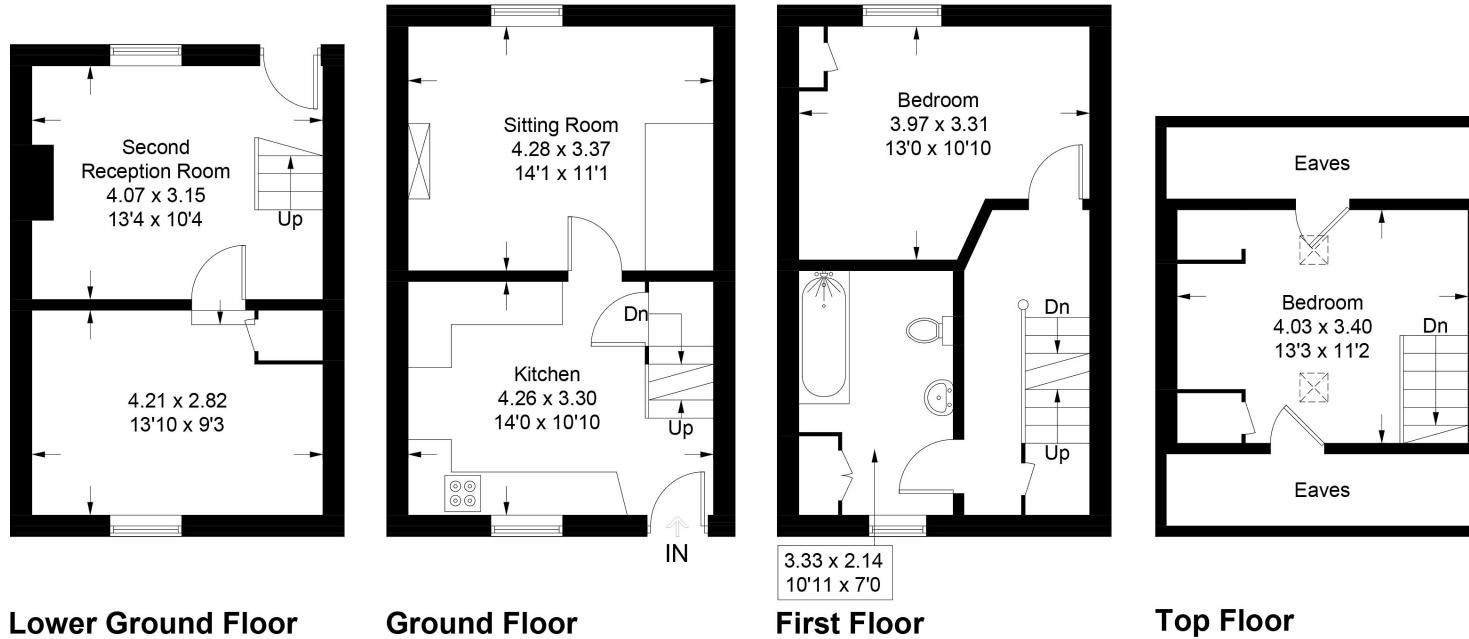
Local Authority

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



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Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft
(Excluding Eaves)



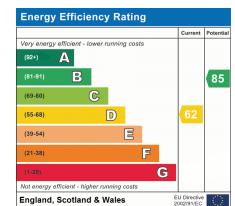
Lower Ground Floor

Ground Floor

First Floor

Top Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1270809)



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.