



21 The Old George Tabrams Pitch, Nailsworth, Gloucestershire, GL6 0BA
£247,500

PETER JOY
Sales & Lettings



21 The Old George Tabrams Pitch, Nailsworth, GL6 0BA

Offered CHAIN FREE – a two bedroom ground floor apartment within the centre of Nailsworth with open plan living accommodation and an allocated parking space

ENTRANCE HALL, 25' LIVING ROOM WITH WELL EQUIPPED KITCHEN AREA, TWO BEDROOMS, BATHROOM AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

This charming ground floor apartment, situated in the heart of the lovely town of Nailsworth, offers the rare benefit of its own private front door. With all windows overlooking the town, residents can enjoy picturesque views and a lively atmosphere right from the comfort of their home. The accommodation is arranged across one level, beginning with a welcoming hallway that leads to all rooms. The spacious sitting room flows into an open plan kitchen equipped with built-in appliances, creating a perfect space for relaxing or entertaining.

The apartment boasts two bedrooms: a generously sized double with a built-in wardrobe and a versatile single bedroom that could also function as a home office. This home combines practicality with comfort, making it an ideal choice for town centre living.

Outside

The property has one numbered parking space in the car park.

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 right just before the mini roundabout into Tabrams Pitch towards Avening, and the Old George can be found immediately on the left.

Agents note

The current seller has had the sash windows in the flat fully refurbished and repainted this month (November 2024).

Property information

The property is leasehold with 999 years starting from 2001. The current annual maintenance charges are £1,011 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 ultrafast, and you are likely to have service from EE, Three and O2 however service from Vodafone may be limited.

Local Authority

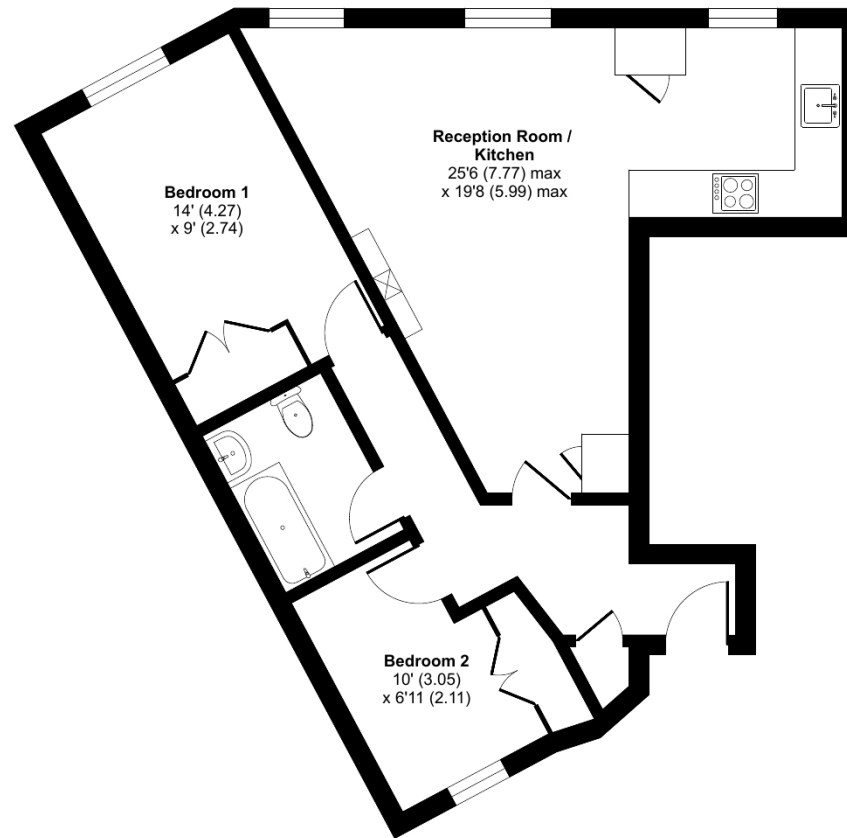
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



The Old George, Tabrams Pitch, Nailsworth, Stroud, GL6

Approximate Area = 648 sq ft / 60.2 sq m

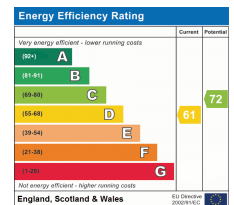
For identification only - Not to scale



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: 1196093



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.