



7 Highwood Drive, Nailsworth, Gloucestershire, GL6 0BJ
£179,950

PETER JOY
Sales & Lettings



7 Highwood Drive, Nailsworth, Gloucestershire, GL6 0BJ

A beautifully presented ground floor apartment, offered chain free and ready for immediate occupation. The property is maintained in excellent condition throughout and benefits from two generous double bedrooms and one allocated parking space

ENTRANCE HALL, OPEN PLAN KITCHEN/DINING/SITTING ROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM 2, BATHROOM AND ALLOCATED PARKING



Viewing by appointment only

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Description

Situated in a popular cul-de-sac, 7 Highwood Drive enjoys an elevated position above Nailsworth town centre while remaining conveniently close to a range of local amenities. A highly regarded primary school is nearby, and excellent bus links provide easy access to Nailsworth, Stroud, Gloucester and Cheltenham. The apartment is accessed via a communal entrance leading into an entrance hall with two useful storage cupboards. In addition, the property benefits from its own private entrance, a rare and desirable feature, which opens directly into the bright and spacious open plan sitting/dining room and kitchen area with fitted units and integrated appliances. The apartment has been newly carpeted, adding warmth and comfort throughout the main living areas, and further comprises two well proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a modern bathroom fitted with a contemporary white suite. An ideal purchase for first time buyers, downsizers or investors, this attractive apartment offers an excellent balance of comfort, convenience and location.

Outside

The property also benefits from one numbered allocated 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 this office turn left at the mini roundabout and proceed up Spring Hill for approximately half a mile. Pass over the mini roundabout and take the next left into Highwood Drive just before the school where 7 can be found along on the right hand side as identified by our for sale board.

Property information

The property is leasehold with 125 years starting from 2006. The current annual maintenance charges and ground rent are £1250 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 all major service providers (EE, Three, Vodafone and O2) although reception from O2 and Vodafone 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 = 64.7 sq m / 696 sq ft

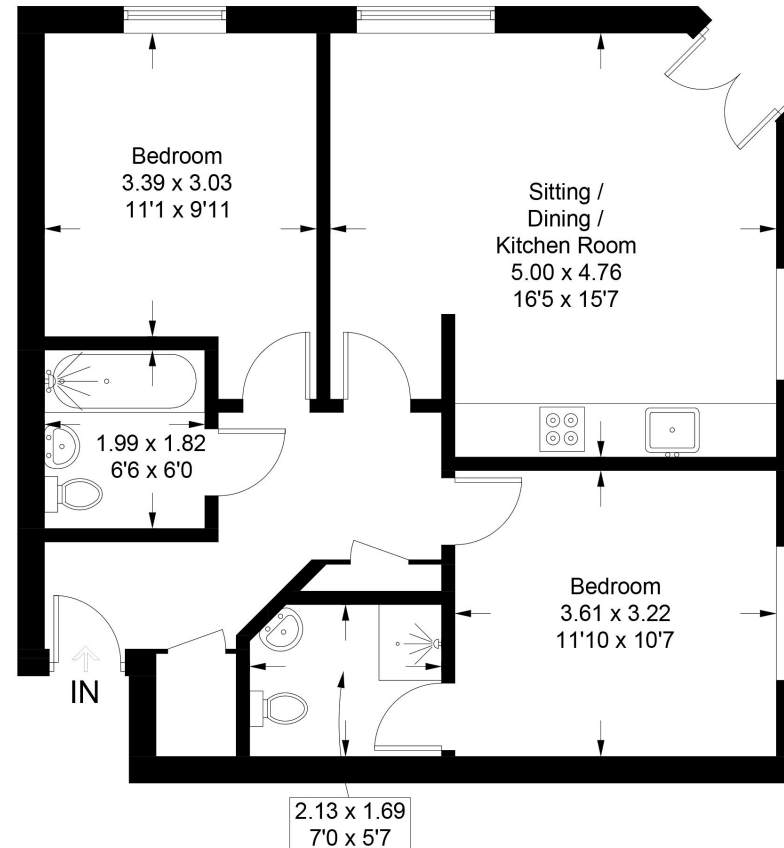


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1262491)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.