



11 The Old George, Tabrams Pitch, Nailsworth, Gloucestershire, GL6 0BA  
£249,000

**PETER JOY**  
Sales & Lettings



## 11 The Old George, Tabrams Pitch, Nailsworth, Gloucestershire, GL6 0BA

A must view - a two bedroom ground floor apartment with a generous open plan living space with kitchen area, allocated parking, located in a popular complex in the centre of town and offered chain free

COMMUNAL ENTRANCE, ENTRANCE HALL, OPEN PLAN KITCHEN/DINING/SITTING ROOM, TWO BEDROOMS, SHOWER ROOM AND ALLOCATED PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





### Description

Fancy easy living in the heart of the popular town of Nailsworth, with all the lovely shops and cafes right on your doorstep? Then 11 The Old George is worth a look. This two bed flat also has recently been re-decorated and re-carpeted throughout and is ready for occupation. The Old George used to be a hotel and was converted into a stylish complex of flats by Colburn Homes about 20 years ago. Residents benefit from a private gated access to Morrisons supermarket.

The apartment is positioned in a block with three other apartments and is set back from the road. It is all on one level and is accessed by a communal hall. Entry to the flat is into a hallway, which leads into all the rooms. There is also an airing cupboard in the hallway. There is a great open plan kitchen/dining/sitting room with triple aspect windows, two bedrooms (one double and one single) and a shower room. The property has double glazed sash windows, electric heaters and an intercom phone.

### Outside

The apartment had its own 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 immediately right onto the Avening road where the entrance for The Old George is on your left hand side.

### Property information

The property is leasehold with 999 years starting from 2001. The current annual service charges are £1,011.10 per annum. Electric night storage heaters, 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 full service from all major mobile providers outside the property and full service from inside the property from EE, Three and O2 however service from Vodafone may be limited.

### Local Authority

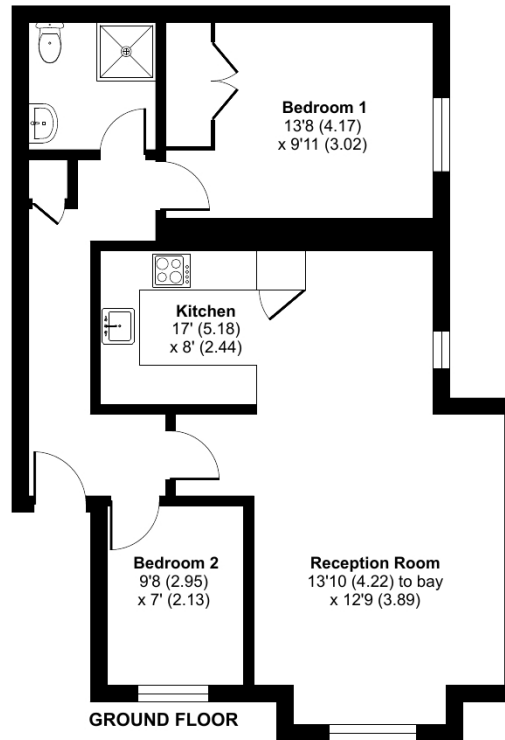
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



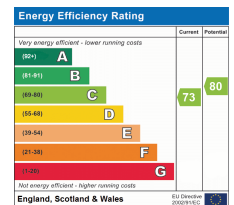
# The Old George, Tabrams Pitch, Nailsworth, Stroud, GL6

Approximate Area = 727 sq ft / 67.5 sq m

For identification only - Not to scale



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: 1151894



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.