



13 Upper Tynings, Nailsworth, Gloucestershire, GL6 0EF
£375,000

PETER JOY
Sales & Lettings



13 Upper Tynings, Nailsworth, Gloucestershire, GL6 0EF

A spacious semi detached house with a generous south west facing garden with stunning views, new kitchen/diner, a lounge with an open fire, three double bedrooms and a large modern bathroom

LARGE PORCH, UTILITY ROOM, KITCHEN/DINER, SITTING ROOM, BATHROOM, THREE DOUBLE BEDROOMS AND LARGE LEVEL GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

This lovely semi detached house was built in the 1950's and has been stylishly updated by the current owners, with a new kitchen/diner, new bathroom and carpets and attractive décor throughout. Set up a footpath and steps leading off from Springhill, it has stunning views across the valley towards Amberley and a large south west facing garden that gets the sun all day. The property, which is of standard construction, is within walking distance of the shops and amenities of Nailsworth, but also close to lovely countryside walks. A larger than average porch, with lots of space for coats and boots, takes you into the charming kitchen/diner, which has been tastefully re-designed by the current owners, with the addition of double doors out to the garden. There is plenty of room for a table and chairs. The useful utility room leads off from the kitchen and there is also a really spacious modern bathroom on this floor with room for a bath and a separate shower cubicle. The sitting room at the front of the house has new double doors fitted to make the most of the view and an open fire, perfect for cosying up on winter nights. Upstairs there are three double bedrooms and the property also benefits from central heating and double glazing and is well presented throughout.

Outside

The south west facing level garden is a really good size and benefits from new fencing and a new patio, again overlooking that lovely view. The garden has a large area of lawn and also apple, hazel and cherry trees and is a lovely space for relaxing or entertaining. There is also plenty of room to build an outdoor workshop or studio. The garden is mainly to the side of the house, but there is also an area of garden to the front with a shared pathway through the middle to the two houses. The property does not have any parking but on street parking is available nearby in either Springhill or Tynings Road and accessed by the footpath.

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 in the centre of town and proceed up Springhill. The footpath leading up to the property can be found on the left, just after the layby and opposite the phone box. The house is set up steps on a bank on the right, as you come up the footpath. Please park in the layby on Springhill and walk up to the property.

Property information

The property is freehold. 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 superfast, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception 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.

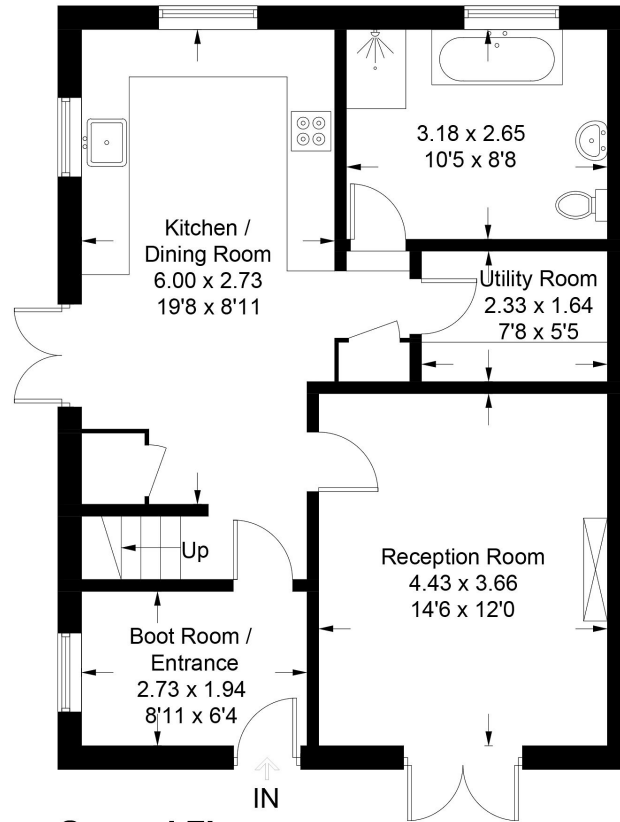
Local Authority

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

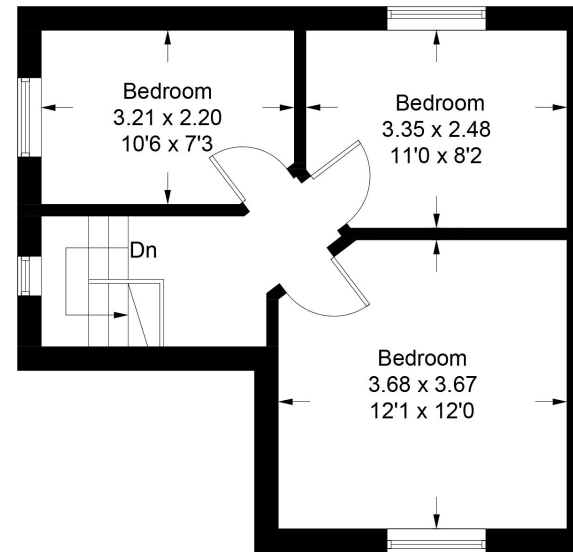


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Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1259021)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	72
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(27-38)		
F		
(1-26)		
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.