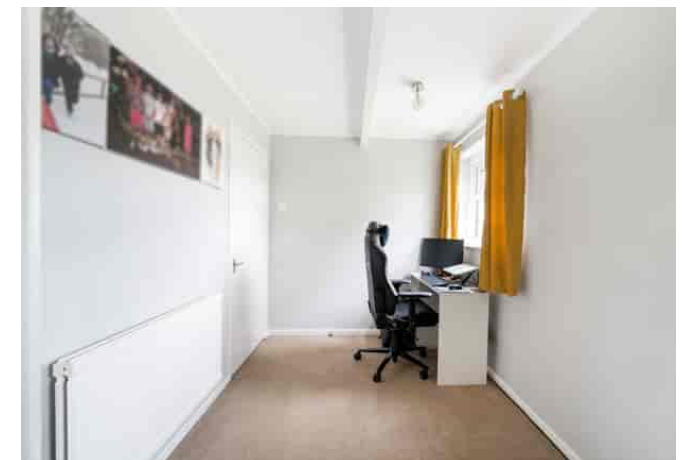




2 Barnfield Road, Nailsworth, Gloucestershire, GL6 0EW
£260,000

PETER JOY
Sales & Lettings



2 Barnfield Road, Nailsworth, Gloucestershire, GL6 0EW

An older style semi-detached family home with the big advantage of off road parking for three cars, three bedrooms and close to Nailsworth Primary School and enjoying views over the valley.

ENTRANCE HALL, L-SHAPED SITTING ROOM/DINING ROOM, KITCHEN, UTILTIY ROOM, THREE BEDROOMS, FAMILY BATHROOM, PARKING AND GOOD SIZE LEVEL REAR GARDEN

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

2 Barnfield Road is a semi-detached older style ex-local authority family home located about one mile from the ever-popular Nailsworth town centre and within walking distance of a well-regarded primary school. The house is well presented throughout and offers well proportioned living accommodation over two floors with the potential to extend (subject to the necessary permissions). Entrance hall with a spacious understairs storage cupboard, the kitchen has good storage with a useful utility room off and rear door giving access to the rear garden. The landing is welcoming with doors leading to three double bedrooms and a family bathroom.

Outside

There is a brick paved large parking area providing off road parking for three cars. The garden to the rear is level and is arranged to lawn with fenced boundaries.

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 left again into Spring Hill. Proceed up the hill turning left into Barnfield Road where number two can be located on the left-hand side identified by our for sale board.

Property information

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

Local Authority

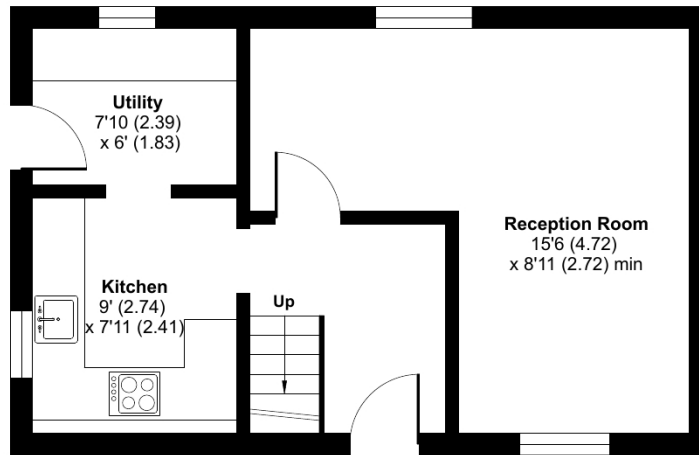
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



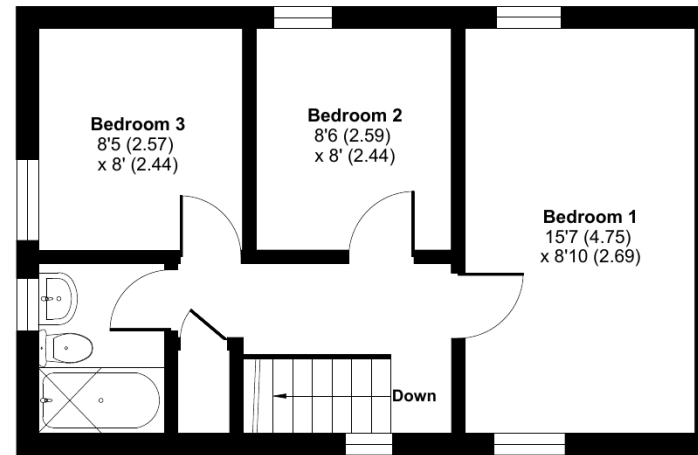
Barnfield Road, Nailsworth, Stroud, GL6

Approximate Area = 780 sq ft / 72.4 sq m

For identification only - Not to scale



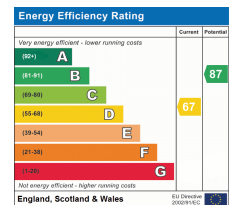
GROUND FLOOR



FIRST 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: 1161887



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.