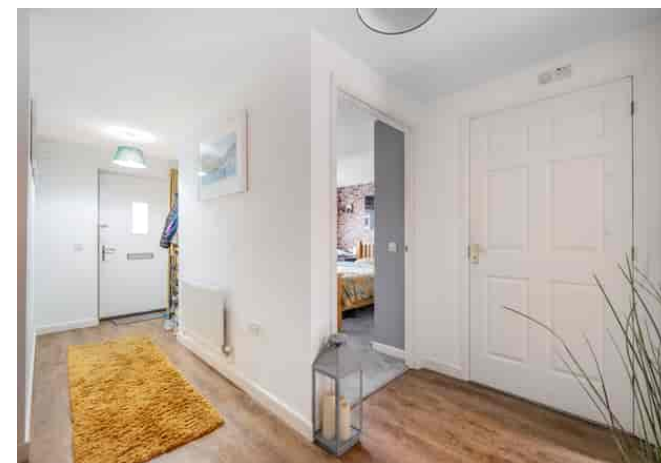




14 Hazel Court, Nailsworth, Gloucestershire, GL6 0TR
£175,000

PETER JOY
Sales & Lettings



14 Hazel Court, Nailsworth, Gloucestershire, GL6 0TR

Viewing highly recommended - an immaculately presented one bedroom ground floor apartment with south facing courtyard garden and allocated parking

ENTRANCE HALL WITH STORAGE, KITCHEN, SITTING ROOM. DOUBLE BEDROOM, SHOWER ROOM, COURTYARD GARDEN AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

14 Hazel Court is a beautifully presented ground floor apartment, built in 2007 and forming part of a small, select development on this popular estate. Enjoying its own private entrance, the property occupies an elevated position above Nailsworth town centre, with lovely views across the valley towards Theescombe and Amberley.

The accommodation is stylish, well planned, and finished to a high standard throughout. The welcoming entrance hall provides excellent storage, with both a large cupboard and a linen cupboard fitted with a bar heater. The contemporary kitchen features sleek, high gloss units offering plenty of storage space, including deep pan drawers and a cutlery drawer. Integrated appliances include a fridge and freezer, dishwasher, and washing machine, and there's also a breakfast bar, ideal for casual dining. The light and airy sitting room enjoys direct access to the rear garden through glazed doors, creating a bright, inviting space that's perfect for relaxing or entertaining. The double bedroom is positioned to the front of the apartment and benefits from pleasant valley views, while the modern bathroom is fitted with stylish contemporary units, providing clever storage solutions, a concealed WC, and a bath with shower over.

Outside

Outside, the front of the property is open plan, while to the rear lies a charming south facing courtyard garden, perfect for enjoying the sunshine. Steps lead up to a gate providing access to the private numbered parking area. This delightful apartment offers modern living in a peaceful yet convenient setting, the perfect home for first time buyers, downsizers, or those seeking an easy lock up and leave retreat.

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 and proceed up Spring Hill passing Nailsworth Primary School on the left hand side. At the next mini roundabout (by Forest Green Rovers Football Club) turn right into Nortonwood and proceed down to the bottom of the road where number 14 can be found on the right hand side as identified by our for sale board.

Property information

The property is leasehold with 999 years starting from 2007. The current annual maintenance charges are £1497.24 per annum. Gas central heating, mains electricity, water and drainage. The council tax band is A. 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 from 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



14 Hazel Court, GL6 0TR

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft

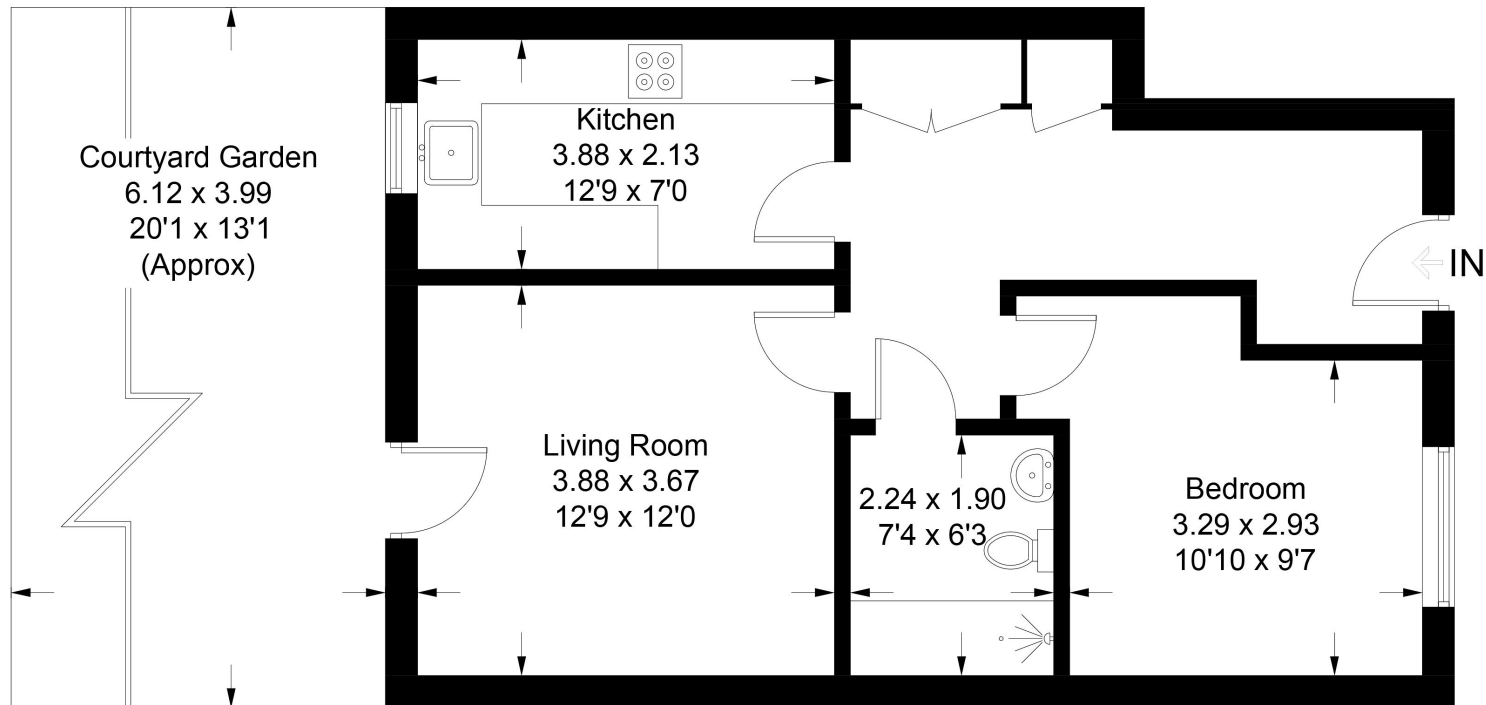


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252615)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(90+)	A	
(81-90)	B	81
(69-81)	C	
(55-69)	D	
(39-55)	E	
(21-39)	F	
(1-21)	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.