



18 Middle Tynings, Nailsworth, Gloucestershire, GL6 0EG
£360,000

PETER JOY
Sales & Lettings



18 Middle Tynings, Nailsworth, Gloucestershire, GL6 0EG

A beautifully presented three bedroom 1950's terraced house on a popular and quiet road in Nailsworth, enjoying far reaching valley views, with additional rear access leading to off road parking for two cars and exciting loft conversion potential

ENTRANCE PORCH, ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM, CLOAKROOM, THREE BEDROOMS, BATHROOM, LOFT SPACE, GARDENS AND PARKING



Viewing by appointment only

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Description

This 1950's terraced house is arranged over two floors and offers light, well balanced accommodation with a blend of period charm and practical features. An entrance porch provides a handy space for coats and boots, leading through a part-glazed door into the entrance hall with parquet flooring and a useful understairs cupboard. The dual aspect sitting/dining room is bright and inviting, with herringbone style flooring and a fireplace with tiled hearth and wood burning stove, creating a warm focal point. The kitchen/breakfast room is fitted with a range of base and wall units with granite effect worktops, integrated oven, hob and extractor hood. French doors open onto the rear garden, bringing in natural light and connecting the space with the outdoors. A cloakroom, conveniently positioned as you pass to the first floor, completes the ground floor accommodation.

On the first floor there are three bedrooms, including two doubles at the rear, both benefiting from built-in storage and enjoying views over the valley. The single bedroom at the front provides a versatile additional room with built-in storage and shelving. The bathroom is fitted with a bath with shower over, WC and basin. From the landing, a pull down ladder provides access to a substantial, full head height loft space that spans the full depth and length of the house, with power, lighting and a velux window facing across the valley. The loft offers excellent potential for conversion, subject to the necessary consents. The property has been subject to full external renovation of rainwater goods, downpipes and window sills, and the installation of high specification external insulation cladding with all-weather proofing, easy maintenance texture paint finish.

Outside

The rear garden is enclosed by fencing and hedging, creating a defined and inviting outdoor space. French doors from the kitchen open onto a good sized cotswold stone paved seating area, ideal for dining or relaxing. A level lawn is bordered by planted beds with a variety of shrubs and plants, including ornamental grasses, and a gravel area at the far end provides an additional seating space. A screen area at the back conceals a garden shed, and a gravel path leads to a gate providing access to the off road parking area for two cars. A mature silver birch tree adds character, and the garden enjoys lovely views over the valley. To the front, paved steps lead down to the entrance porch with a seating deck to the left and mature planted terraced beds to the right, with a shared covered and gated side corridor leading to the rear garden.



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. Take the second turning on the left into Churchill Road. Follow the road up and bear round to the right. Continue, and turn left for Tynings Road, then take the next right into Middle Tynings where the property can be found on the right hand side as identified by our for sale board.

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 standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

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



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Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft



 = Reduced headroom below 1.5m / 5'0"

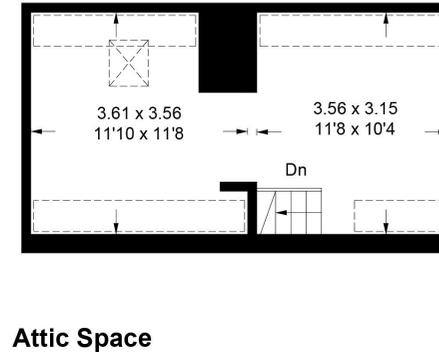
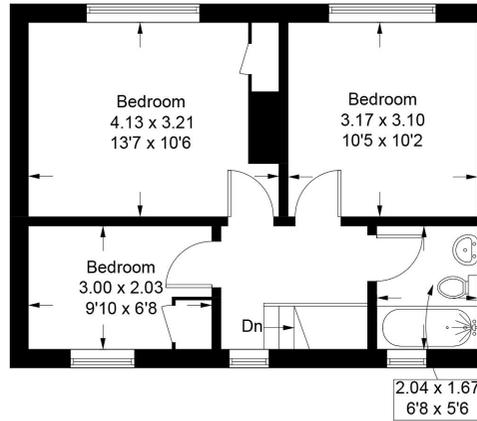
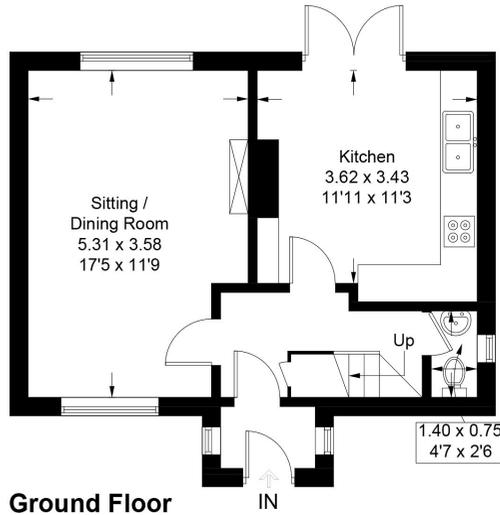
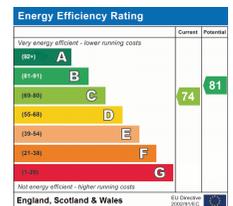


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277533)



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.