



49a Colliers Wood, Nailsworth, Stroud, Gloucestershire, GL6 0TL
£285,000

PETER JOY
Sales & Lettings



49a Colliers Wood, Nailsworth, Stroud, Gloucestershire, GL6 0TL

A well presented end of terrace house in a popular cul de sac above Nailsworth with three bedrooms, a garage and a garden offered to the market chain free

ENTRANCE HALL, CLOAKROOM/WC, KITCHEN, SITTING ROOM, CONSERVATORY, TWO BEDROOMS, ANOTHER SMALL BEDROOM/STUDY, BATHROOM, GARAGE, PARKING AND GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

A modern end of terrace house in a popular cul de sac above Nailsworth. This location allows for easy access to the shops and amenities of the town with country walks and fields just up the road. The property was built by the current owners in 2007 using traditional methods with well presented accommodation arranged over two floors. An entrance hall, kitchen, 13' sitting room and double glazed conservatory are on the ground floor. A staircase leads up from the hall to the first floor, with two bedrooms, a bathroom and a smaller third bedroom/study that would be ideal as a work from home space or as a bedroom for a younger child on this level. The property has a nice feel to it and is available with no onward chain.

Outside

The interior is complemented by a garden, parking and a garage. The parking space is to the front of the property, with the garage to the side. This has a roller door, power and light, and a personal door to the side. The garden is to the rear of the property and has been landscaped, with a paved area to the immediate rear with steps up to the garden. There is another paved sitting spot at the top of the steps, with a sloping garden beyond.

Location

Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. 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 at the mini roundabout into Spring Hill. Proceed to the top of the hill, turning right into Norton Wood and immediately right into Colliers Wood. Take next turning on the right and the property can be found at the bottom of the road on the right.

Tenure

The property itself is Freehold. The owners are in the process of assigning tenure to the garage. The flat above the garage will probably be the freeholder of the garage, with the garage assigned on a long lease to 49a with a peppercorn rent. We will update this information as the process develops.

Services

Gas central heating, mains electricity, water and drainage.

Council Tax

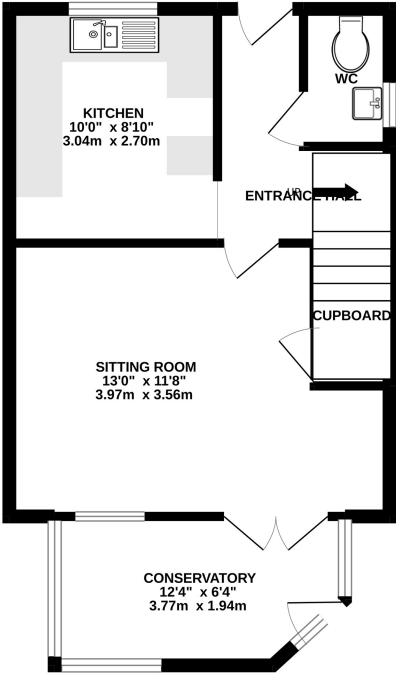
The council tax banding is C.

Local Authority

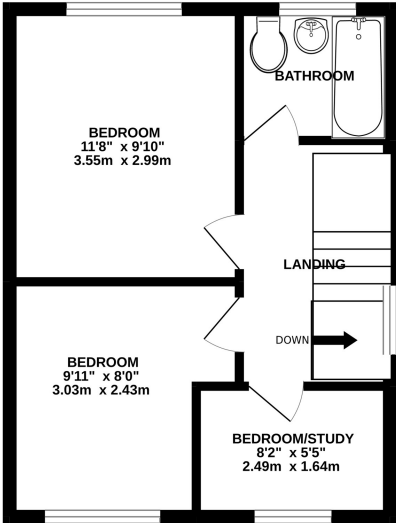
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



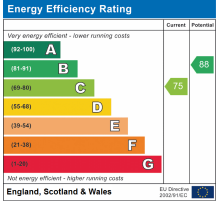
GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



49A COLLIER'S WOOD, FOREST GREEN, NAILSWORTH, GL6 0TL.
TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.
Made with Metropix ©2022



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.