



13 The Old George, Tabrams Pitch, Gloucestershire, GL6 0BA
£235,000

PETER JOY
Sales & Lettings



13 The Old George, Tabrams Pitch, Gloucestershire, GL6 0BA

A centrally located flat in a great position in Nailsworth centre with two bedrooms, a 20' open plan living space with kitchen area and allocated parking offered to the market Chain Free

ENTRANCE HALL, SITTING/DINING ROOM WITH CONNECTING KITCHEN AREA, TWO DOUBLE BEDROOMS, SHOWER ROOM, PARKING SPACE AND COMMUNAL COURTYARD



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

13 The Old George is a first floor apartment situated in this popular purpose built building in a good central location in sought after Nailsworth. This position is very much part of the thriving local community, with the shops and amenities of the town on the doorstep and country walks just up the road. The Old George was originally a public house and hotel, and it was extended and developed by award winning builders Colburn Homes some twenty years ago using traditional methods under a pitched tiled roof.

Stairs lead up from the communal entrance hall to the property. This is arranged over one floor, and comprises a hall, 20' sitting/dining room, connecting kitchen area with appliances, two good bedrooms and a shower room. Available with no onward chain, and absolutely one for your viewing list if you're looking for easy living in our lovely town.

Outside

The property has one numbered parking space in the car park, and use of the communal courtyard. There is a bench here so residents can sit outside. There is a gated access to Morrisons supermarket exclusively for the use of the owners of properties in the Old George.

Location

"What is this life if, full of care, we have no time to stand and stare?" - these are the opening lines of the world-famous poem Leisure by W H Davies, written in 1911 while he was living in a cottage at Watledge. Today, Nailsworth has changed a great deal since Davies' time, but there is still much to stand and stare at in the bustling town centre, 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 right just before the mini roundabout into Tabrams Pitch towards Avening, and the Old George can be found immediately on the left.

Agents note

Under the terms of the lease this property can be let under an Assured Shorthold Tenancy but not as a holiday let.

Tenure

Leasehold. The lease runs for 999 years from May 31 2002. The current service charge is £1011.11 per annum and this includes buildings insurance, window cleaning and cleaning of common areas.

Services

Mains electric, water and drainage, with electric panel heaters.

Council Tax

Band - B

Local Authority

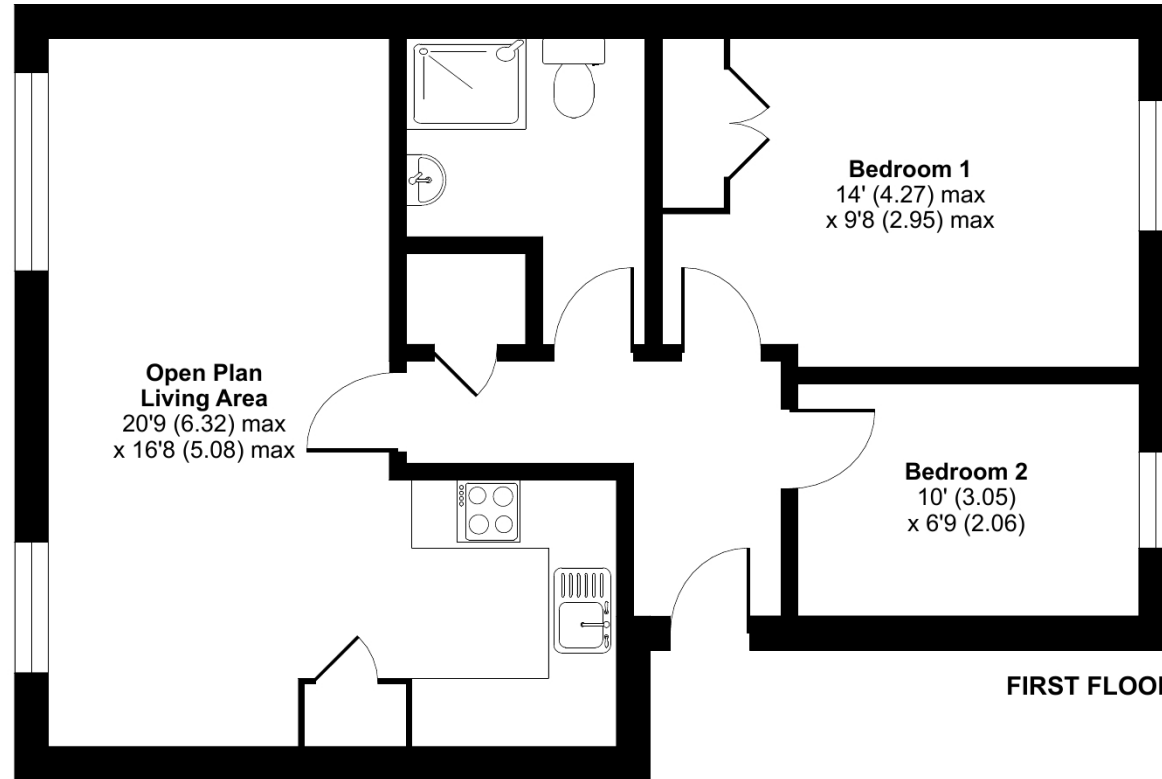
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



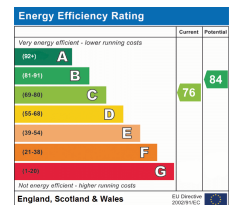
Tabrams Pitch, Nailsworth, Stroud, GL6

Approximate Area = 607 sq ft / 56.3 sq m

For identification only - Not to scale



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: 1077032



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.