



3 Southfields, 10 Park Road, Nailsworth, Gloucestershire, GL6 0HR
£350,000

PETER JOY
Sales & Lettings



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Offered CHAIN FREE - a charming red brick period home within walking distance of the town centre, offering two double bedrooms, a bright kitchen, and a good sized sitting/dining room. The property has excellent potential for a buyer to make their own mark, and benefits from a generous rear garden and off street parking for two to three cars

ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, REAR PORCH, TWO DOUBLE BEDROOMS, BATHROOM, GARDEN AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

This early 1900's red brick terraced home offers an ideal opportunity for buyers looking to add their own stamp. Set just a short walk from the town centre, the property retains a traditional layout with a bright and spacious sitting/dining room featuring a bay window and understairs storage. The kitchen is a light filled space thanks to two Velux windows and enjoys views over the rear garden. There's also a useful larder cupboard and a rear porch, perfect for muddy boots. Upstairs are two double bedrooms, including a generous front facing main bedroom, along with a bathroom. While the property would benefit from some decorative updating, it offers great potential in a convenient and well regarded location.

Outside

The front garden is paved with a raised border, enclosed by a low brick wall and accessed via a wrought iron gate. To the rear, there's a paved seating area perfect for outdoor dining, leading to a level lawn with well established borders. A path runs alongside the lawn, passing a useful garden shed, and continues down to a private parking area with space for two to three vehicles, a real asset this close to town.

Location

The property is ideally located just a short walk from the vibrant town centre of Nailsworth, which is home to many independent businesses, including the famous Williams Food Hall and Hobbs House Bakery. The town offers a variety of speciality shops, cafes, and restaurants, along with regular farmers' markets and a 'green' football club. St George's Playing Fields, located directly behind the house, provide expansive green space, and a nearby wood offers a peaceful natural setting for leisurely walks. Nailsworth is nestled at the bottom of steep wooded hills and is well positioned for both town and country living. Beyond the town, the stunning National Trust common land offers acres of walking opportunities, as well as a prestigious golf course. The property is also close to Woodchester Park, with miles of woodland walks and secluded lakes. For more comprehensive amenities, Stroud is just four miles away, and the property is well-connected by bus services. Junctions of the M4 and M5 motorways are easily accessible, with railway stations at Stroud (4 miles) and Kemble (10 miles) offering mainline services to Gloucester, Swindon, and London Paddington.

Directions

From our Nailsworth office, turn right and head up the hill, taking the first left onto Church Street. Continue to the next junction and turn right onto Park Road. Follow Park Road and the property will be found half way up on the left hand side, identified by our for sale board.

Property information

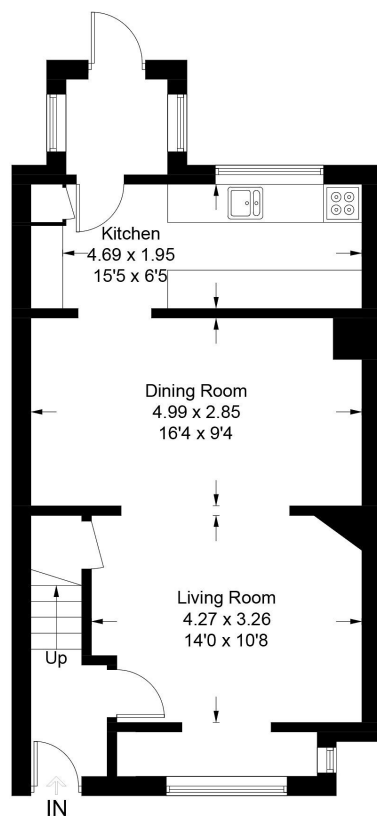
The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from O2 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

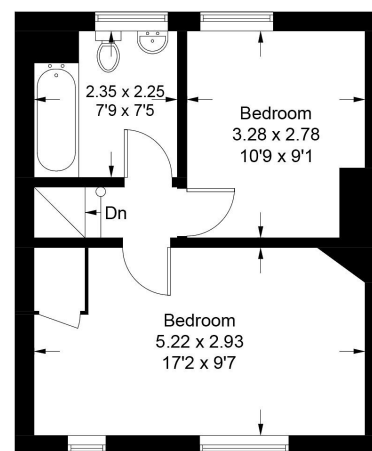
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Gross Internal Area = 83.7 sq m / 901 sq ft



Ground Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1241716)

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.