



12a Fountain Street, Nailsworth, Gloucestershire, GL6 0BL
£150,000

PETER JOY
Sales & Lettings



12a Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

Offered CHAIN FREE - a two storey, two bedroom apartment perfectly positioned in the heart of the ever popular town of Nailsworth, offering a wealth of amenities right on the doorstep as well as easy access to beautiful countryside walks

ENTRANCE LOBBY, KITCHEN/DINING ROOM, SITTING ROOM, TWO BEDROOMS, AND BATHROOM



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Email: nailsworth@peterjoy.co.uk



Description

Accessed via its own entrance on Fountain Street, this characterful apartment occupies part of a handsome Victorian building dating back to the early 1900s. The accommodation is arranged over two floors and features spacious rooms, high ceilings, and wonderful potential for someone to update and create a stylish home in a superb central location.

From the front door, stairs lead up to a generous kitchen/dining room, perfect for entertaining. To the front of the property is a bright and welcoming sitting room featuring a large bay window, an ideal spot to curl up with a book or simply watch the world go by. Stairs from the kitchen take you to the second floor, where you'll find a good sized principal bedroom mirroring the sitting room below, complete with a front facing window and plenty of natural light. A second bedroom overlooks the town, and a bathroom sits conveniently between the two. Although now requiring some updating, 12a Fountain Street offers an exciting opportunity to put your own stamp on a property full of charm and character, right in the vibrant centre of Nailsworth.

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 office, turn left and you'll find the entrance to the flat just past the Break charity shop.

Agents note

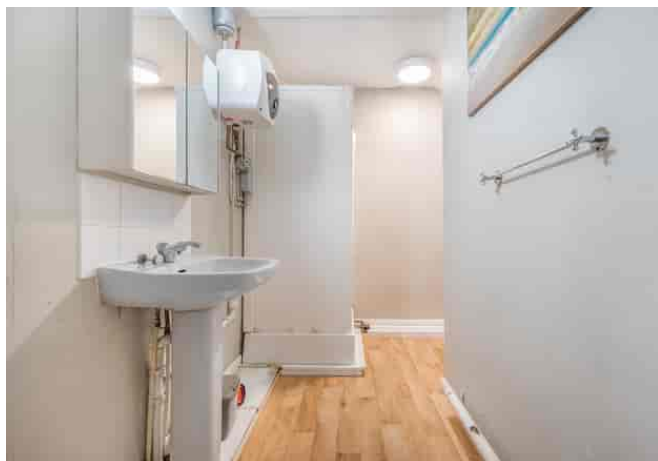
The electricity meters for the shop below are positioned in the entrance lobby of 12A Fountain Street.

Property information

The property is leasehold with 125 years starting from 2012. The property is subject to a ground rent of £50 per annum, with maintenance costs and building insurance shared equally (50/50) with the commercial premises below. The flat's current contribution towards the building insurance premium is £690.51. Electric heating, mains 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 all major providers (EE, Vodafone, Three and O2) although reception from Vodafone and O2 maybe limited inside the property. 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

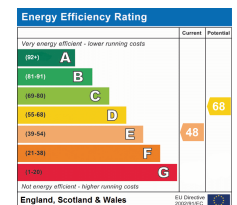


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Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253723)



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.