



10 The Old George, Tabrams Pitch, Nailsworth, Gloucestershire, GL6 0BA
£240,000

PETER JOY
Sales & Lettings



10 The Old George, Tabrams Pitch, Nailsworth, GL6 0BA

A well presented two bedroom ground floor apartment in the centre of Nailsworth, offering a generous open plan kitchen, dining and sitting room, double glazed sash windows, and allocated parking

COMMUNAL ENTRANCE, ENTRANCE HALL, OPEN PLAN KITCHEN/DINING/SITTING ROOM, TWO BEDROOMS, SHOWER ROOM AND ALLOCATED PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Conveniently located in the heart of Nailsworth, this ground floor apartment is perfectly positioned for access to the town's shops, cafes and amenities. Tucked away from the main road, it enjoys a sense of privacy while remaining within easy walking distance of everything the town has to offer. The apartment forms part of a well maintained block with a communal entrance hall.

The L-shaped open plan kitchen, dining and sitting room is a bright and welcoming space, with windows on two sides allowing plenty of natural light. The 23' sitting and dining area is particularly generous, making it ideal for both relaxing and entertaining. The kitchen is fitted with a range of base and wall units, along with an integrated oven and hob, while the living/dining area includes a built in shelving unit. There are two bedrooms, including a second double to the front and a principal double at the rear, which benefits from built-in cupboards. The shower room is fitted with a shower cubicle, WC and basin, with a tiled floor. Next to the shower is an airing cupboard. The flat has been freshly painted throughout and features double glazed sash style windows.

Outside

The apartment benefits from allocated parking for one vehicle, providing convenience and easy access.



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 and immediately right onto the Avening road where the entrance for The Old George is on your left hand side.

Property information

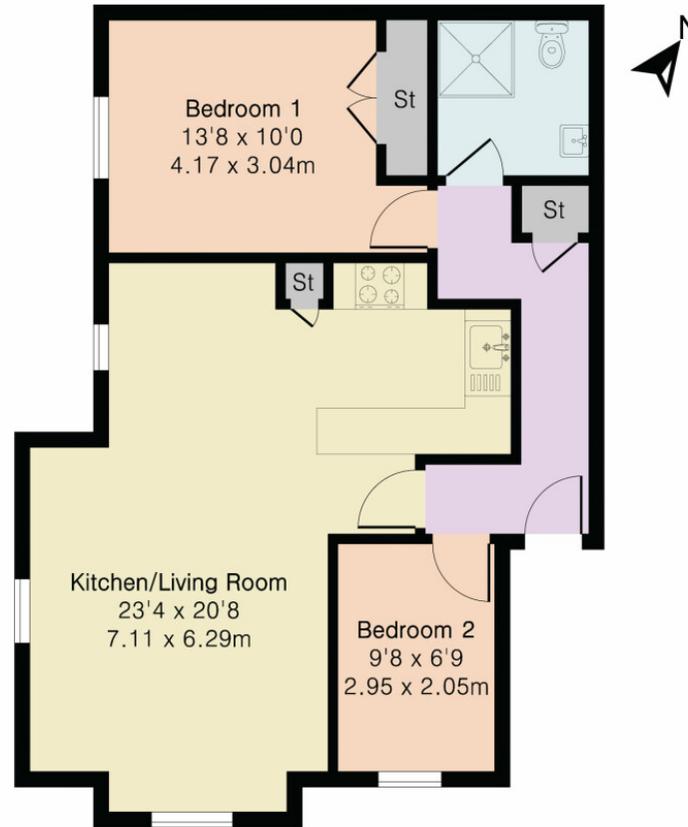
The property is leasehold with 999 years starting from 2001. The current annual service charges are £1,011.12 per annum. Electric night storage heaters, mains water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from Vodafone 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 676 sq ft - 63 sq m



Ground Floor

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
99-100	A		
91-97	B		
83-89	C		
75-82	D	71	75
69-74	E		
63-68	F		
55-62	G		
Less energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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.