

Norton Wood, Nailsworth GL6 0TD

£265,000

naylor powell

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• Mid-terrace house well-presented throughout • Three bedrooms and the advantage of playroom/study • Elegantly decorated and modern living space • Enclosed rear garden with two decking areas • Ample on street parking available on a first come first serve basis • Local play area nearby and plenty of local walking opportunities • CHAIN FREE • Freehold • Council tax band B (£2,035.12) • EPC rating C76

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Porch
uPVC double-glazed windows to front and side elevation. uPVC double-glazed door to porch and wooden door to living room.

Living Room
uPVC double-glazed window to front elevation. Stairs rising to the first floor with space beneath. Radiator.

Kitchen
uPVC double-glazed window to rear elevation and wooden French doors to Snug. Range of wall and base units with appliances to include four ring induction hob, eye-level oven and sink with mixer tap and drainer. Further integrated appliances include fridge/freezer, dishwasher, microwave and washing machine. Storage cupboard.

Snug
uPVC double-glazed window to rear elevation, uPVC double-glazed door to rear garden and uPVC double-glazed French doors to rear garden. Radiator.

Bedroom One
uPVC double-glazed window to front elevation. Built-in wardrobe. Radiator.

Bedroom Two
uPVC double-glazed window to rear elevation. Storage cupboard. Radiator.

Bedroom Three
uPVC double-glazed window to front elevation. Radiator.

Bathroom
uPVC double-glazed window to rear elevation. Low-level WC, wash hand basin and bath with shower over. Heated towel rail.

Outside
The property has an enclosed and tiered rear garden. Off the back door is an upper decking area providing space for seating. There is a lower decking area that is also used as seating, ideal for alfresco dining. Further to this, there is a lawn and gravelled space. There is gated access.

Location
Lying amongst the Stroud Valleys is the small but busy market town of Nailsworth. Situated on the west side of The Cotswolds sits, Nailsworth is thriving with local business and a good range of independent shops and amenities, a diverse selection of restaurants, supermarkets, a library and a doctors surgery to name a few. Nailsworth was the first Fair Trade town in the area and this is reflected in its style of food shops, craft shops and restaurants. The property is a short journey to the larger market town, Stroud, and provides easy access to the local commons where you will find further eateries and beautiful walks.

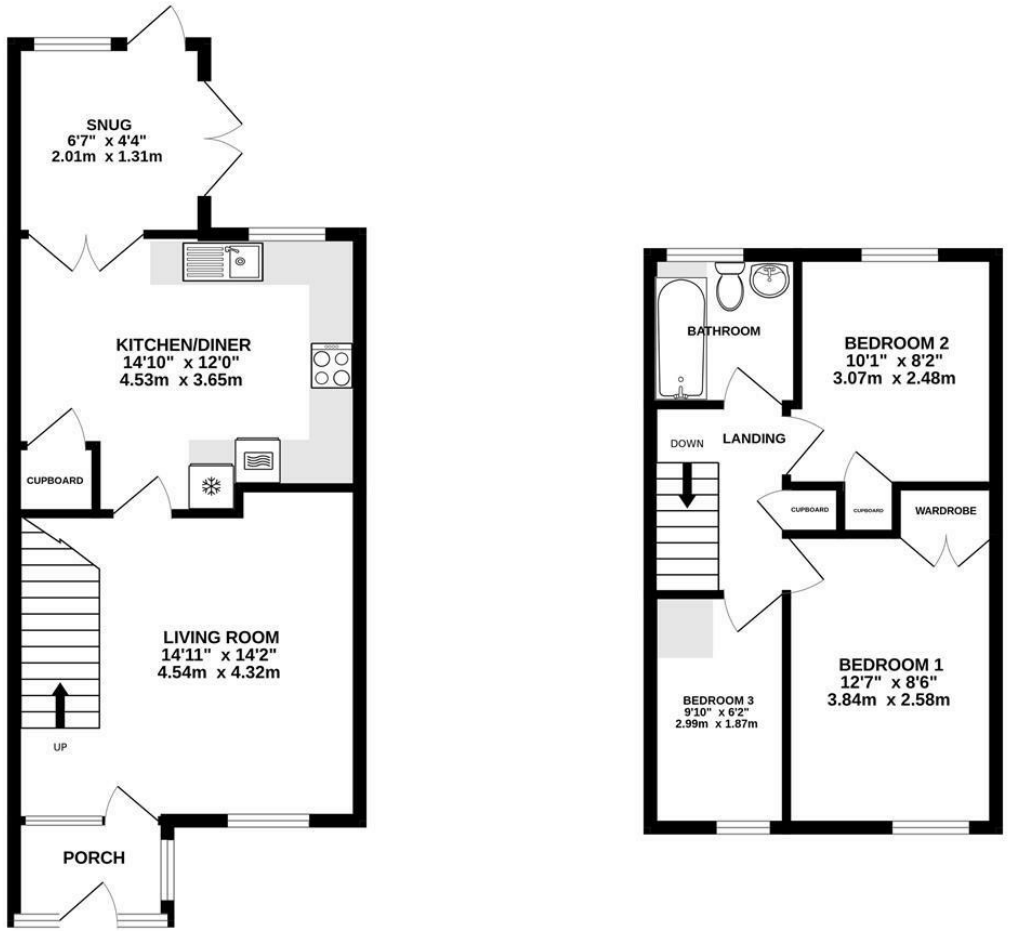
Material Information
Tenure: Freehold.
Council tax band: B.
Local authority and rates: Stroud District Council - £2,035.12 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: gas central heating.
Broadband speed: 14 Mbps (basic) and 54 Mbps (superfast).
Mobile phone coverage: EE, Three, O2 and Vodafone.





GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



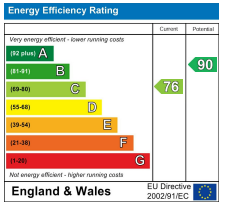
TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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