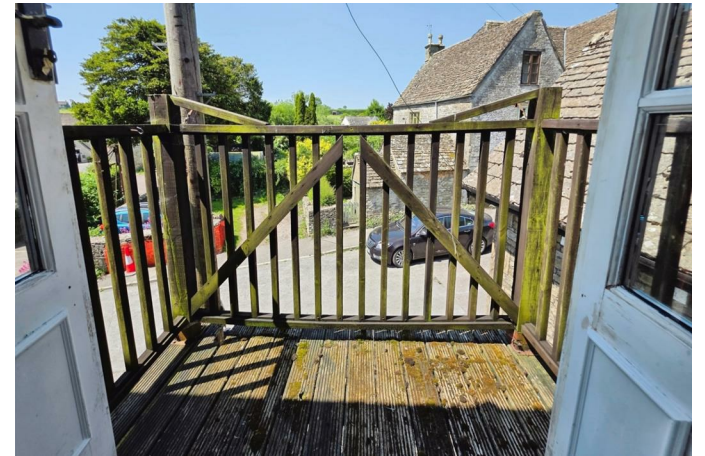
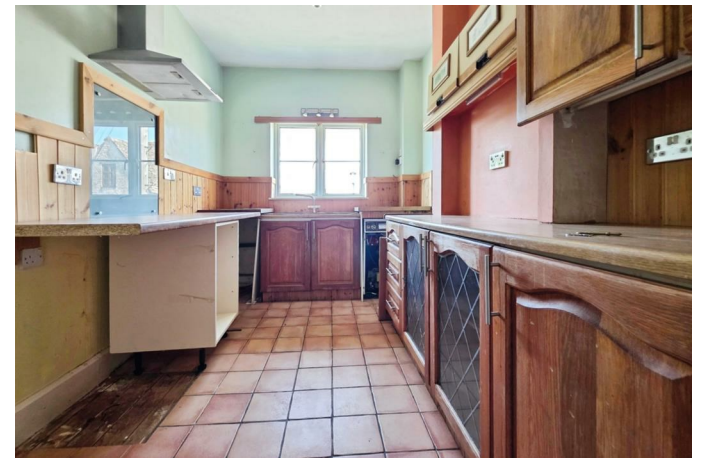




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### Energy rating and score

This property's energy rating is E. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**Hunters Estate Agents are delighted to present this first-floor, one-bedroom apartment situated in the highly sought-after village of Nymphsfield. Offered with no onward chain and in need of some updating, this charming property provides an excellent opportunity for first-time buyers, investors, or those looking to downsize. The accommodation comprises an entrance hall, a spacious sitting/dining room with access to a private balcony, a kitchen, a double bedroom with fitted wardrobe, and a bathroom. Additional features include a log burner, allocated parking space, and attractive village views. Early viewing is highly recommended to appreciate the potential and location of this lovely apartment.**

#### SITUATION

Nymphsfield is a beautiful Cotswold village in a stunning rural setting located conveniently between the principle settlements of Stroud, Nailsworth, Tetbury, Dursley and Wotton Under Edge each offering comprehensive shopping facilities and local services. There are two churches, a primary school, working mens club, village hall, and a book club. The delightful traditional village pub, The Rose and Crown serves fine ales and good food. Outstanding views can be enjoyed over the River Severn from the nearby beauty spot at Coaley Peak and National Trust Woodchester Park just 1/2 a mile away. Stroud, Stonehouse and Cam rail stations are available nearby while J13 M5 is just over five miles away. There is also a local bus service in the village. Marling School, Stroud High School, Wycliffe Prep School & Rednock school are also a short distance away.

#### COMMUNAL ENTRANCE

Stairs to first floor.

#### ENTRANCE HALL

Radiator, skylight and cupboard containing hot water tank.

#### SITTING/DINING ROOM

15'10" x 12'10" max  
UPVC double glazed window, wooden framed double glazed french door to private balcony, wooden flooring, two radiators, log burner and access to loft space.

#### BALCONY

#### KITCHEN

12'4" max x 7'7"  
Range of wall, floor & drawer kitchen units, roll-top work surfaces, drainer sink with mixer tap, extractor fan, plumbing for washing machine, space for cooker & fridge, tiled flooring, UPVC double glazed window with views and oil boiler.

#### BEDROOM

11'6" x 10'7"  
UPVC double glazed windows with views, radiator, fitted wardrobe and access to loft space.

#### BATHROOM

WC, wash basin, panelled bath, shower off mains, shower glass, radiator, splashback tiling, Creda heater and UPVC double glazed & frosted window.

#### OFF-STREET PARKING

1 Allocated parking space.

#### COUNCIL TAX BAND

The council tax band is B.

#### TENURE

The property is leasehold. The lease is a 999 year lease from 1988.

#### MANAGEMENT DETAILS

The management company is Highland House Management LTD. The annual service charge is £1035 per annum.

The ground rent is £25 per annum.

#### AGENT NOTES

Please note that the flat here are on a shared oil tank.

#### SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### AML CHECKS

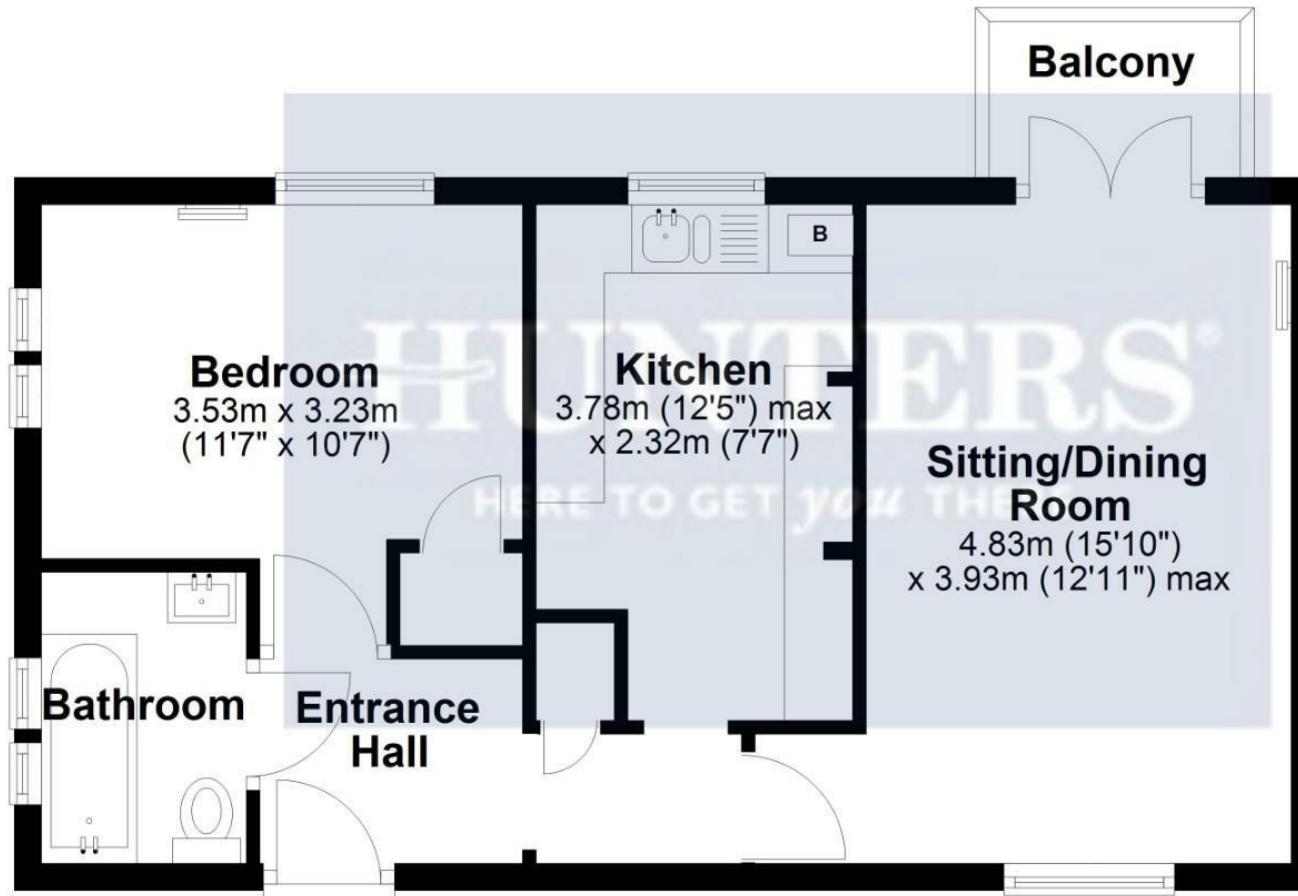
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2025. We also won the award in 2024, 2023 and 2021. So if would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

# First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 44.5 sq. metres (478.8 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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