



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Highwood Drive, Nailsworth, Stroud | Offers Over £325,000  
Call us today on 01453 764912



### Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	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 offer this modern three bedroom end terrace house located within a popular cul-de-sac above the town of Nailsworth. The accommodation comprises of an entrance hall, sitting room with media wall, kitchen/dining room and cloakroom to the ground floor. The first floor has three bedrooms and a modern bathroom suite. Externally, there is a low-maintenance garden of good proportions including direct access to the garage in which half has been converted to a garden office. There is parking in front of the garage & in front the property.**

#### SITUATION

Nailsworth which has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this, the town benefits from three supermarkets and free parking. There are excellent state and private schools within the area, and Nailsworth is also home to Forest Green Rovers Football Club. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles), Stonehouse (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

#### DIRECTIONS

From the centre of Nailsworth proceed up Spring Hill onto the Nymphsfield Road. Over the roundabout, take the first left into Highwood Drive. Follow the road to the right and the property will be found tucked in on your right.

#### ENTRANCE HALL

Double glazed entrance door & window with blind, radiator, smoke alarm and stairs to first floor.

#### SITTING ROOM

14'2" x 12'5" max

Double glazed windows with blinds, radiator, TV point, phone point, USB sockets, ceiling coving and feature media wall with shelving.

#### KITCHEN/DINING ROOM

15'10" max x 9'3"

Range of wall, floor & drawer kitchen units, drainer stainless steel sink with mixer tap, built-in gas hob & electric oven,

space for washing machine, fridge/freezer & dishwasher, radiator, double glazed windows & door, understairs cupboard and wall-mounted boiler.

#### CLOAKROOM

WC, wash basin with mixer tap, splashback tiling and a double glazed & frosted window.

#### FIRST FLOOR LANDING

Double glazed window, airing cupboard housing hot water cylinder, USB socket and access to loft space. The loft is accessed via pulldown ladder and is part-boarded & insulated.

#### BEDROOM ONE

15'10" max x 8'7"

Double glazed windows with blinds, radiator, USB sockets, TV point, wall panelling and above-stairs cupboard.

#### BEDROOM TWO

8'11" x 8'4"

Double glazed window, radiator, ceiling coving and USB socket.

#### BEDROOM THREE

9'3" x 6'6"

Double glazed window with blind and a radiator.

#### BATHROOM

WC, vanity sink with waterfall tap, panelled bath, pressure boosted shower off mains, shower glass, tiled flooring, splashback tiling, heated towel rail, shaver point and a extractor fan.

#### EXTERIOR

The rear garden is mainly laid to lawn & patio with pathway leading to the garage/garden office. Further benefits include outside tap, outside lighting, fence/brick borders, waterbutt, gated access to front & doorway into garden office/garage.

The front is laid to stone chippings.

#### GARDEN OFFICE

9'4" x 9'3"

Power, lighting, insulated, door into garage & garden, built-in desk, fitted cupboards, glass display and shelving, ceiling coving and USB sockets.

#### GARAGE

9'3" x 7'1"

Up & over door, power, lighting and access to roof space.

#### OFF-STREET PARKING

Parking can be found in front of the garage and in front of the property.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is C.

#### MANAGEMENT CHARGES

The management charges are £90 per 6 months.

#### SOCIAL MEDIA

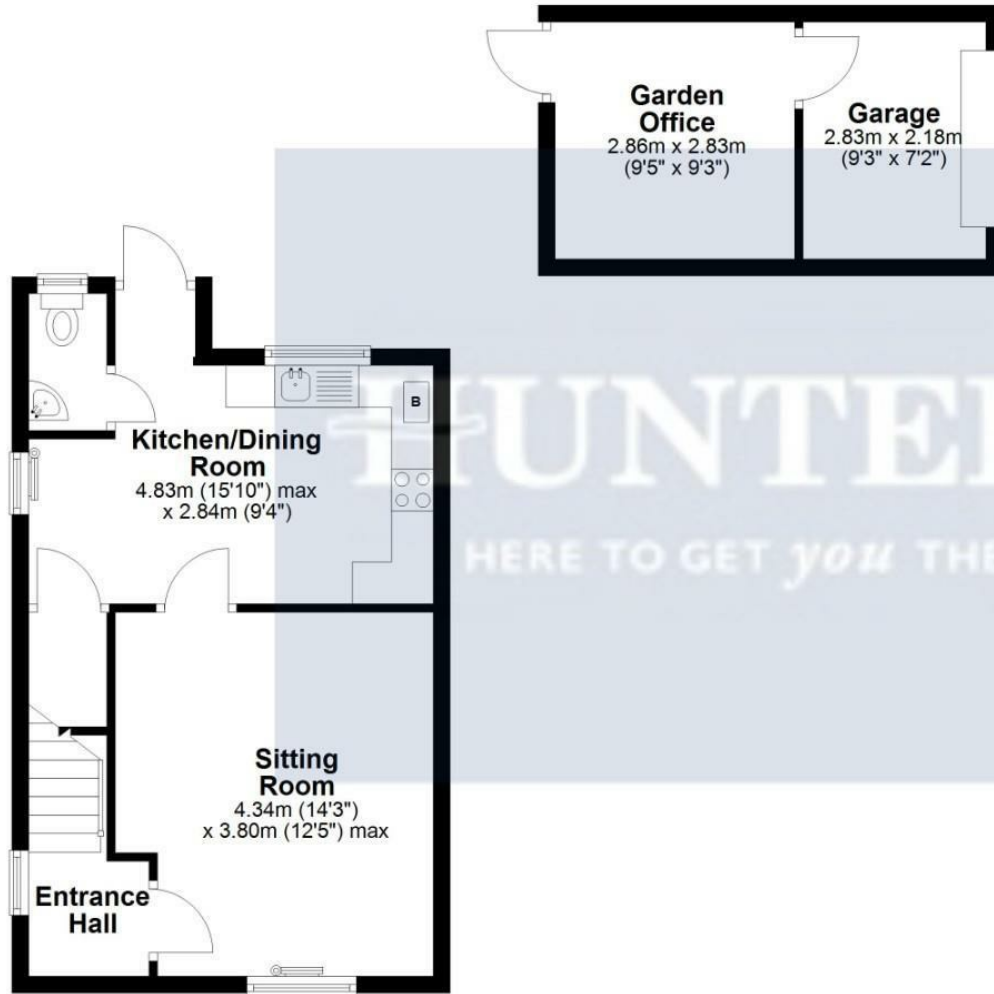
Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### 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 2024. We also won the award in 2023 and 2021. So if you 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.

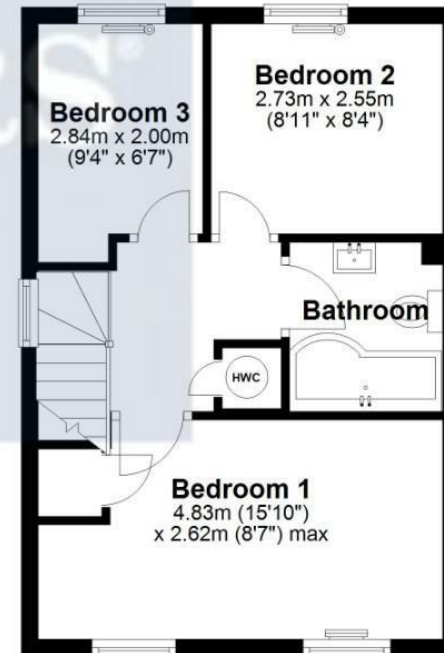
### Ground Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



### First Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 72.5 sq. metres (779.9 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.

1 John Street, Stroud, GL5 2HA | 01453 764912 | [stroud@hunters.com](mailto:stroud@hunters.com)

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE