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8 Rosebery Road Dursley GL11 4PT

Asking Price  
**£200,000**



OFFERED WITH NO ONWARD CHAIN  
THIS MID TERRACED PROPERTY OFFERS LOTS OF POTENTIAL FOR IMPROVEMENT AND IS SITUATED ON A LARGER THAN AVERAGE PLOT. THE PROPERTY BRIEFLY COMPRISES: ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINER, CONSERVATORY, TWO FIRST FLOOR BEDROOMS, FAMILY BATHROOM, FANTASTIC REAR GARDEN AND A FRONT DRIVEWAY WITH PARKING FOR TWO CARS.  
THE PROPERTY MUST BE SEEN TO BE APPRECIATED  
ENERGY RATING: E

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## 8 Rosebery Road, Dursley, GL11 4PT

### SITUATION

This mid terraced house is situated in this popular location of Rosebery Road. The property is within a short walk of a local Co-operative store and primary schooling is also within a few minutes walk. Dursley town centre is approximately half a mile distant and offers a wider range of facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive school. Dursley is well placed for travel throughout the south west via the A38 and M5/M4 motorway network, and is part of the Cotswold Way, with wonderful views and woodland walks in the vicinity. The Cam and Dursley 'Park and Ride' railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

### DESCRIPTION

This mid terraced property offers fantastic potential for improvement and modernisation and is positioned on a larger than average plot. The garden slopes upwards granting elevated views across the rooftops. The property would benefit from refurbishment throughout and briefly comprises: entrance hall, living room, kitchen/diner, conservatory, two first floor bedrooms and a family bathroom. There is a front driveway with parking for two cars and a fantastic garden at the rear. We strongly recommend a viewing to appreciate its true potential.

### DIRECTIONS

If travelling from Dursley town centre proceed south east out of town on the A4135 to the mini-roundabout taking the first exit signposted Stroud and Uley on the B4066 and continue taking the first turning on the right into Rosebery Road, continue passing the Co-operative store on the left hand side, and the property will be located a little way up on the right hand side.

### THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

### ENTRANCE HALLWAY

Having electric heater and stairs to the first floor.

### LIVING ROOM 4.28m x 3.61m (14'0" x 11'10")

Having double glazed window, night storage heater and closed fireplace.

### KITCHEN/DINER 4.25m x 2.25m (13'11" x 7'4")

Having wall and base units, sink with drainer, electric hob, two double glazed windows, under stairs cupboard, pantry cupboard with single glazed window, part glazed window leading to:

### CONSERVATORY 2.33m x 2.05m (7'7" x 6'8")

Double glazed conservatory with electric heater and door leading out to garden.

### FIRST FLOOR LANDING

Having access to the loft.

### BEDROOM ONE 4.33m x 2.76m (14'2" x 9'0")

Having double glazed window and built in wardrobe.

### BEDROOM TWO 3.17m x 2.29m (10'4" x 7'6")

Having double glazed window.

### BATHROOM

With low level WC, wash hand basin with pedestal, bath with electric shower over, airing cupboard housing hot water cylinder, double glazed window.

### EXTERNALLY

From the conservatory there is a patio area which we believe has a pedestrian right of access across the neighboring property providing rear access. There are steps up to a larger than average size garden with good views across the rooftops. There is also a greenhouse, and a variety of bushes and shrubs. At the front of the property is a small garden with hedgerow and gated entrance to a tarmac driveway for one car and potential to add more parking. There are steps and a hand rail leading to the front door.

### AGENT'S NOTES

The property is an Unregistered Title and we assume it is Freehold.  
Electric Heating.  
Council Tax Band: B (£1,836.01 payable).

### VIEWING

By appointment with the owner's sole agents as over.

### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

