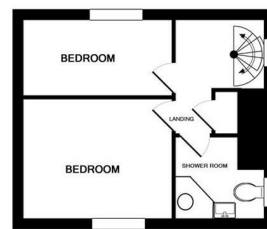




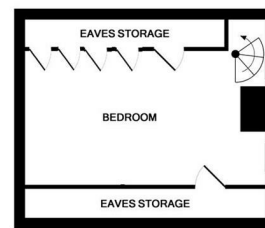
GROUND FLOOR
APPROX. FLOOR
AREA 312 SQ. FT.
(29.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 328 SQ. FT.
(30.5 SQ.M.)

8 WOODMANCOTE, DURSLEY, GL11 4AF
TOTAL APPROX. FLOOR AREA 975 SQ. FT. (90.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.
Made with Metropix (2019)



ATTIC FLOOR
APPROX. FLOOR
AREA 335 SQ. FT.
(31.1 SQ.M.)

8 Woodmancote Dursley GL11 4AF

Price Guide
£255,000



THREE BEDROOM END-TERRACED COTTAGE, LOVINGLY RESTORED AND UPDATED THROUGHOUT BY CURRENT OWNERS, GARAGE PLUS GOOD-SIZED GARDEN, OPEN-PLAN KITCHEN/DINER WITH BREAKFAST BAR AND FIREPLACE, TWO FIRST FLOOR BEDROOMS, TOP FLOOR LARGE MASTER WITH STORAGE, UPDATED SHOWER ROOM WITH WALK-IN SHOWER, CHARACTER FEATURES RETAINED THROUGHOUT THIS GRADE II LISTED COTTAGE WITH EXPOSED STONEMWORK AND WOODEN BEAMS, EPC EXEMPT (LISTED BUILDING).

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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8 Woodmancote, Dursley, GL11 4AF

SITUATION

This cottage is situated in the Woodmancote area of Dursley and is only a short walk from the town centre. Dursley has a great selection of amenities including independent retailers, Sainsbury's supermarket, doctors and dentist surgeries, swimming pool, gym, library and comprehensive schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. Dursley is conveniently placed for commuting throughout the south west via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed out of town in a south easterly direction along the A4135 passing the Church on the left hand side, continue taking the second turning on the roundabout to continue on the A4135 and continue for approximately 50 metres and take the first turning on the right hand side where the cottage will be located as the last property on the left hand side.

DESCRIPTION

This property has been in the same ownership for approaching four years and has been lovingly restored and updated throughout by the current owners. The ground floor layout has been dramatically changed to create a welcoming open plan kitchen/diner with breakfast bar, open fireplace in the main reception room. There have been many additions to the property including an updated kitchen, shower suite, flooring throughout, with many remedial works carried out on the cottage including external works and updates. The property briefly comprises open plan kitchen/diner, two first floor bedrooms, shower room and top floor master bedroom occupying the top floor. Externally, there is a good sized garden with shed and decking and detached garage providing parking for one car.

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).

KITCHEN/DINER/LIVING ROOM 6.02m narrowing to 5.28m x 5.32m (19'9" narrowing to 17'3" x 17'5")

Wooden front door, single glazed windows to front side and rear, fitted kitchen with base and wall units, solid wooden work tops over, waney edged breakfast bar, electric oven with gas hob and hood over, space and plumbing for washing machine and dishwasher, space for tall standing fridge freezer, composite sink and drainer, radiator, stairs to first floor, large fireplace with woodburner.

ON THE FIRST FLOOR

LANDING

Single glazed window to rear, airing cupboard with gas boiler, stairs to top floor.

BEDROOM TWO 3.92m x 3.15m (12'10" x 10'4")

Single glazed window to front, radiator.

BEDROOM THREE 3.89m x 2.08m (12'9" x 6'9")

Single glazed window to rear, radiator.

SHOWER ROOM

Walk-in shower with mixer, wash hand basin, low level wc, single glazed window to side, tall radiator.

ON THE TOP FLOOR

BEDROOM ONE 5.46m x 3.40m (17'10" x 11'1")

Two single glazed windows to side and single glazed window to front, under eave storage cupboards, radiator, access to loft space.

EXTERNALLY

Directly to the rear of the property there is flagstone patio area and stone gravel section. To the rear of the property

over the shared driveway there is a GARAGE (4.54m x 2.51m). To the side of the property is the offset garden, which is extensively laid to lawn with wooden storage shed and walkway, which is approaching nearly 100 ft in length with wooden decked area at the end.

AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected.
Council Tax Band: C (£2,013.06 payable).
Property is Grade II listed - EPC exempt.

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.

VIEWING

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

