



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-92 A		Very environmentally friendly - lower CO ₂ emissions 82-91 A	
81-84 B		81-81 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.

29 Oak Drive, Dursley,
GL11 4DX

Offers In Excess Of
£230,000



THREE BEDROOM SEMI-DETACHED HOME WITH NO ONWARD CHAIN, EXTENSIVE NEW WINDOWS AND DOORS INSTALLED 2023, NEW THERMOSTATIC ELECTRIC HEATERS, ENTRANCE HALLWAY, LIVING ROOM, KITCHEN, CLOAKROOM, LEAN-TO PLUS STORE ROOM, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM, ENCLOSED REAR GARDEN, ON-STREET PARKING CLOSE-BY. ENERGY RATING: D.

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29 Oak Drive, Dursley, GL11 4DX

SITUATION

Oak Drive is situated in the Kingshill area of Dursley and within walking distance is a range of local shops including: Lidl supermarket, hairdressers and takeaways. Also within a short walk is Rednock comprehensive school and Dursley town centre is approximately three quarters of a mile distance and offers a wider range of shopping facilities along with Sainsbury's supermarket, recreational facilities including swimming pool, sports hall and 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre, proceed out of town on the A4135 in a North-Westerly direction, passing Rednock School on the right hand side, at the next roundabout, take the third exit onto Blackboys. Proceed straight across the next roundabout and continue for 300 meters taking the right hand turning onto Oak Drive. Proceed a further 50 meters and number 29 will be located on the left hand side.

DESCRIPTION

This property has been in the same ownership for two years with the current owners installing extensive new double glazing and also thermostatic electric radiators. This three bedroom semi-detached home is set back from the road and benefits from side access leading to the enclosed rear garden. Internally, the property briefly comprises; entrance hallway, living/dining room, kitchen, cloakroom and lean-to with store room to side. On the first floor there are three bedrooms and shower room.

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

Double glazed front door and side panel, stairs to first floor, electric radiator.

LIVING/DINING ROOM 5.95m x 3.38m (19'6" x 11'1")

Double glazed windows to front and rear, electric radiator.

CLOAKROOM

Low level wc, wall mounted wash hand basin, double glazed window to side.

KITCHEN 3.64m x 2.75m (11'11" x 9'0")

Fitted kitchen with base and wall units, laminate work surfaces over, breakfast bar with wooden work surface over, electric oven and grill, extractor over, space and plumbing for dishwasher and washing machine, space for tall standing fridge freezer, double glazed window to side, door glazed door to:

LEAN-TO 5.12m x 2.00m (16'9" x 6'6")

Wooden door to front and rear, double glazed window to rear, store room.

ON THE FIRST FLOOR

LANDING

Double glazed window to rear, airing cupboard with hot water cylinder.

BEDROOM ONE 3.43m x 3.51m narrowing to 2.98 (11'3" x 11'6" narrowing to 9'9")

Double glazed window to front, electric radiator, built in wardrobe plus storage cupboard.

BEDROOM TWO 3.54m narrowing to 3.00m x 2.69m (11'7" narrowing to 9'10" x 8'9")

Double glazed window to front, electric radiator, storage cupboard.

BEDROOM THREE 2.93m x 2.47m (9'7" x 8'1")

Double glazed window to rear, electric radiator, storage area.

SHOWER ROOM

Shower cubicle with thermostatic shower, low level wc, wash hand basin with pedestal, electric heated towel rail, double glazed window to rear.

EXTERNALLY

The property is accessed via steps leading down to property with laid to lawn front garden and flower beds. Side access leads to rear garden which has flagstone patio and is further laid to lawn with flower beds, point point, and is fully enclosed by wood panel fencing.

AGENTS NOTE

Tenure: Freehold.

Mains water, drainage and electricity are believed to be connected.

Council Tax Band: B (£1,761.43 payable).

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.

