



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	
49-54 E		49-54 E	
35-48 F		35-48 F	
21-34 G		21-34 G	
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

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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.

41 Orchard Leaze, Dursley,
GL11 6HY

Price Guide
£328,000



THREE BEDROOM SEMI-DETACHED HOME
END OF CUL-DE-SAC HOME IN PRIME POSITION WITH OUTSTANDING VIEWS AND SOUTH-WESTERLY FACING GARDENS, GARAGE PLUS DRIVEWAY PARKING FOR TWO, ENTRANCE HALLWAY, THREE TOP FLOOR BEDROOMS AND SHOWER ROOM, LOWER GROUND FLOOR KITCHEN/DINER, LIVING ROOM WITH VIEWS TO OPEN FIELDS, DINING ROOM, LAID TO LAWN GARDENS LEADING TO SLOW-RUNNING STREAM AND BACKING ONTO OPEN FIELDS, ENERGY RATING: D.

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41 Orchard Leaze, Dursley, GL11 6HY

SITUATION

This semi-detached home occupies a pleasant position within Orchard Leaze and has fabulous views overlooking the nearby fields and woodlands over its large South-Westerly facing gardens. The property is within walking distance of a local parade of shops which includes: convenience store, award winning butchers and hairdressers. Cam Woodfield Primary School is also within walking distance along with a number of country walks including the local beauty spot of Stinchcombe Hill, and the Leaf and Ground cafe & garden centre. The centres of both Cam and Dursley are within a five minute drive and each offers a range of independent retailers and supermarkets, whilst Dursley also has Rednock Comprehensive School, swimming pool, library and hospital. Both centres also have doctors and dentist surgeries. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed north west out of town in a north westerly direction on the A4135 (Kingshill Road), at the second mini roundabout take the first exit signposted Wotton-under-Edge, after approximately half a mile turn right just before Yew Tree House and turn immediately left into The Quarry, continue for approximately 250 metres turning left into Orchard Leaze and proceed for approximately 250 metres, and number 41 can be found on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 35 years and benefits from ample South-Westerly facing gardens to rear with stunning and panoramic views to the top two rear bedrooms and the two lower windows in the large downstairs living room. The property has had a central heating system and boiler fitted approximately 12 years ago and extensive double glazing throughout. The property briefly comprises; entrance hallway, three top floor bedrooms and shower room, lower ground floor kitchen/diner, living room and dining room. Externally, there are good sized gardens which are well stocked and laid to lawn leading to a gentle running stream at the base of the garden and backing onto open fields. To the front of the property there is side access to garden and driveway parking for two leading to garage. This property has potential to extend to side and rear (subject to planning) with a number of houses in the area converting the garage to create further bedroom/reception 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).

ON THE UPPER FLOOR

ENTRANCE HALLWAY

Double glazed front door and panel, airing cupboard with hot water cylinder, access to loft space, stairs to lower ground level, door to garage.

BEDROOM ONE 3.56m x 3.63m (11'8" x 11'10")

Double glazed window to rear with outstanding views, radiator, fitted wardrobe.

BEDROOM TWO 3.44m(max) x 2.73m (max) (11'3" (max) x 8'11" (max))

Double glazed window to rear with outstanding views, radiator, fitted wardrobe.

BEDROOM THREE 2.45m x 2.39m (8'0" x 7'10")

Double glazed window to side, radiator.

SHOWER ROOM

Shower cubicle with mixer shower, low level wc, wash hand basin with pedestal, double glazed window to side.

ON THE LOWER FLOOR

HALLWAY

Stairs to top floor.

KITCHEN/DINER 4.51m x 2.39m (14'9" x 7'10")

Fitted kitchen with base and wall units, roll top laminate work surface over, one and half bowl stainless steel sink and drainer, space and plumbing for washing machine, radiator, electric cooker point with extractor over, space for tall standing fridge freezer, two double glazed windows and door to side, Vaillant gas boiler.

LIVING ROOM 7.00m x 3.64m (max) (22'11" x 11'11" (max))

Two double glazed windows to rear with superb views, double glazed side door to garden, two radiators, gas fire, opening into:

DINING ROOM 4.74m x 2.77m (15'6" x 9'1")

EXTERNALLY

The gardens are a particular feature which have flagstone patio and steps leading down to ample laid to lawn gardens with shrubs, trees, flowers, further patio/seating area and concluding to gentle running stream at bottom. There is under house storage from the rear patio and side access over further flagstone patio with steps leading to concrete driveway providing parking for two cars leading

to GARAGE (5.10m x 2.77m) which has door leading to hallway and front up and over door.

AGENTS NOTE ONE

Tenure: freehold.

All mains services are believed to be connected.

Council Tax Band: C (£1,989.79 payable).

A small crack has been noted on the front porch and inside the garage which the vendors have had a structural report carried out to confirm it is not indicative of significant structural movement. This report is available upon request.

AGENTS NOTE TWO

There is a covenant on the property as follows:

"That no hut shed caravan house-on-wheels or other chattel intended or adapted for use as a dwelling or sleeping apartment should be erected or planted or allowed to remain upon the property or any part thereof nor should any advertisement board or hoarding be placed thereon or on any part thereof except such as might be used in relation to the sale of the property or any part thereof"

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.

