



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 83-91 A		Very environmentally friendly - lower CO ₂ emissions 82-91 A	
81-81 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.

1 St. Johns Road, Slimbridge,
GL2 7DB

Asking Price
£295,000



SPACIOUS TWO BEDROOM EX LOCAL AUTHORITY SEMI-DETACHED HOUSE, POPULAR VILLAGE LOCATION, BACKING ONTO RECREATION FIELD. ENTRANCE HALL, LIVING ROOM, KITCHEN/BREAKFAST ROOM, REAR PORCH, TWO FIRST FLOOR BEDROOMS, WET ROOM, GAS CENTRAL HEATING, PARKING, ATTRACTIVE ENCLOSED GARDEN, MUST BE SEEN. ENERGY RATING: D

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1 St. Johns Road, Slimbridge, GL2 7DB

SITUATION

This semi detached house is located in the sought after village of Slimbridge. The property is within walking distance of local facilities including the village hall, historic church, primary school, recreation field and village shop. The village has numerous country walks including the scenic towpath of the Gloucester/Sharpness canal. Slimbridge is home to the world famous Wildfowl and Wetlands Trust, which was founded by Sir Peter Scott. The property is well located for travel throughout the south west via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station within five minutes drive with regular services to Gloucester, Bristol and onward connections to the national rail network. The adjoining village of Cam has Tesco's supermarket along with a range of local retailers and secondary schooling can be found in the adjoining centre of Dursley, which also has a wider range of shopping facilities.

DIRECTIONS

From Dursley town centre proceed out of town on the A4135 Kingshill Road in a north westerly direction and proceed across the first two mini-roundabouts. At the third mini-roundabout bear right and proceed down the incline and at the next roundabout take the first exit and proceed through Cam High Street and continue to the roundabout with the A38. Proceed straight across this roundabout into Slimbridge village passing the primary school on the left hand side and continue for approximately 100 metres and the property will be found on the left hand side.

DESCRIPTION

This spacious two bedroom semi-detached house was constructed approximately eighty years ago as local authority housing and has been in private ownership for approximately 35 years. The accommodation is accessed via attractively laid out front garden with parking space leading to entrance hall, living room, kitchen/breakfast room, rear porch, double and good sized single bedroom and wet room. The property benefits from gas fired radiator central heating and a

most attractive enclosed rear garden, which has been well maintained. This property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

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 HALL

Double glazed front door, double radiator, stairs to first floor.

LIVING ROOM 5.02m x 3.46m (16'5" x 11'4")

Having double glazed window to front, patio doors to rear, gas fire and two radiators.

KITCHEN/BREAKFAST ROOM 3.07m x 4.36m max (10'0" x 14'3" max)

Having double glazed windows to front and rear, walk in larder, range of wall, tall and base units with laminated work surfaces over, stainless steel single drainer sink unit, electric cooker point, double radiator, Worcester gas boiler supplying radiator central heating and domestic hot water.

REAR PORCH

Having double glazed door to side and double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Having double glazed window, radiator and access to loft space.

BEDROOM ONE 4.25m x 3.08m (13'11" x 10'1")

Having two radiators, double glazed window to front and rear and picture rail.

BEDROOM TWO 3.19m x 2.46m (10'5" x 8'0")

Having double glazed window, three built in cupboards and radiator.

WET ROOM

Having wet room flooring, Mira shower, WC, wash hand basin, linen cupboard with hot storage tank, double glazed window and radiator.

EXTERNALLY

At the front of the property there is a vehicular gateway and gravel parking. The front garden is enclosed by hedging with flower borders and gate leads to the side of the property to the most attractive enclosed rear garden, which is laid to lawn with an array of flower borders, greenhouse, three sheds, fruit trees including fig, apple and flowering cherry. Soft fruits including blackcurrant, gooseberry and raspberry. The garden backs onto the school field.

AGENTS NOTES

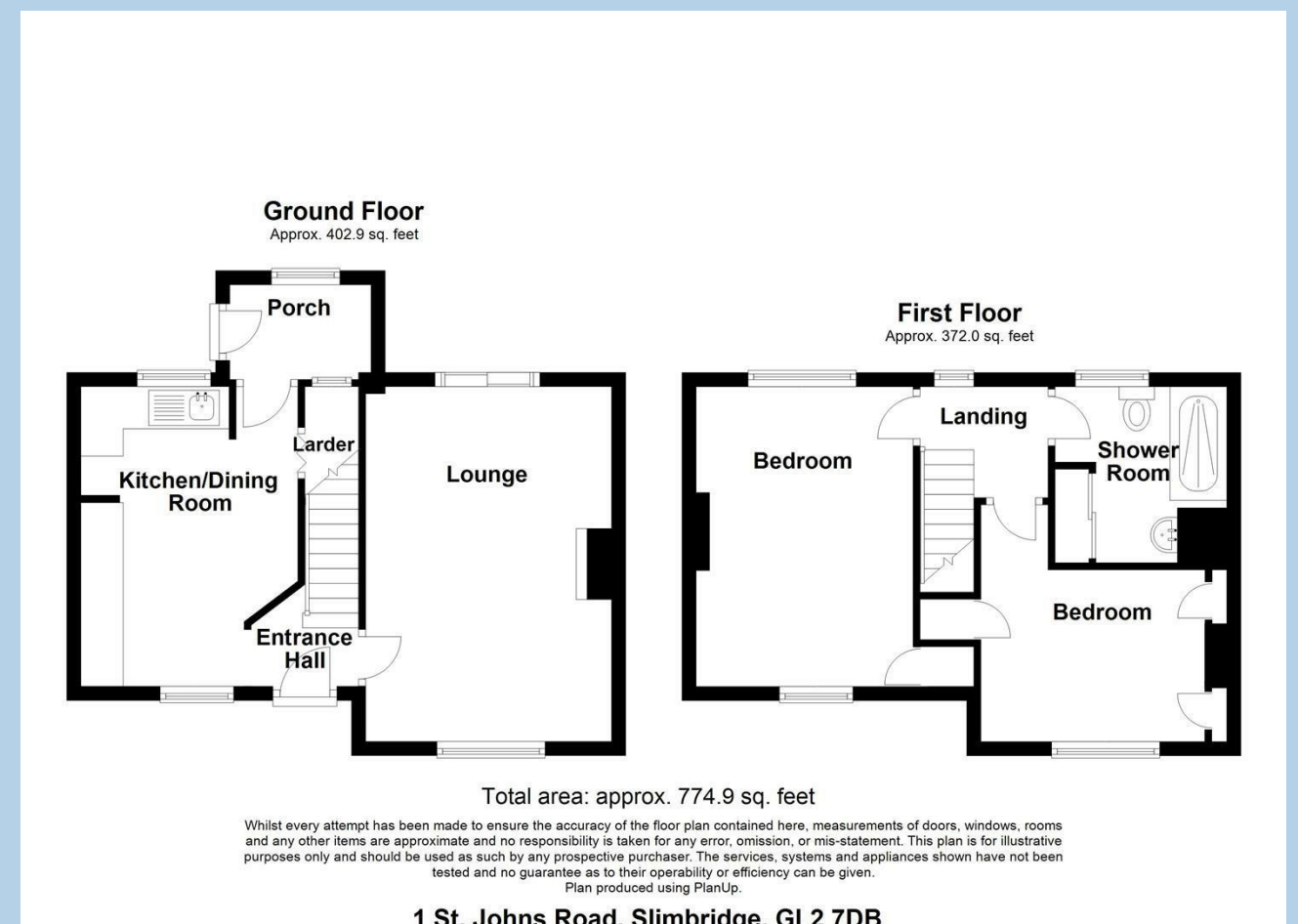
Tenure: Freehold.
All mains services are understood to be connected.
Gas fired radiator central heating.
Council Tax Band: 'B' (£1,700.74 payable)
The property was constructed for the local authority and has been in private ownership for a number of years.

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.



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