



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	71	68	70

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10 Downham Walk, Dursley,
GL11 5GA

Price Guide
£235,000



TWO BEDROOM DETACHED COACH HOUSE WITH GARAGE PLUS PARKING, TUCKED AWAY CUL-DE-SAC POSITION, IDEAL INVESTMENT/FIRST TIME BUYER OPPORTUNITY, ENTRANCE HALLWAY WITH ACCESS TO GARAGE AND STAIRS TO FIRST FLOOR, LIVING/DINING ROOM, KITCHEN, TWO BEDROOMS, MASTER HAVING EN-SUITE SHOWER ROOM, SEPARATE BATHROOM. ENERGY RATING: C.

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SITUATION

The detached property is pleasantly situated on the outskirts of Dursley in this sought after location, which borders an area designated as one of outstanding natural beauty. The property is situated on an attractive residential estate. Downham View is well placed for local facilities near the town of Dursley with recreational facilities including: swimming pool, gym and sports hall and an array of local shops including Butcher, Bakers and Sainsburys supermarket. Primary schooling can be found within walking distance in the nearby Dursley Academy and secondary schooling is located in the modern Rednock Comprehensive school. Being on the edge of the town the property is close to numerous country walks, however, the town is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with onward connections to the National Rail Network.

DIRECTIONS

If travelling from Dursley town centre proceed out of town in a south easterly direction on the A4135 through Silver Street and proceed to the mini roundabout, taking the first exit onto the B4066 signposted Uley and Stroud, continue bearing right and proceed for approximately three quarters of a mile to the next mini roundabout, taking the second exit into Downham View, take the first turning left onto Downham Walk and the property will be located straight ahead.

DESCRIPTION

This detached coach house has been in the same ownership for over 16 years. The property is situated over four garages, one of which belonging to number 10. Rear access leads to the row of garages with the far right hand side owned by number 10 which leads into the hallway with stairs to first floor. There is a further pedestrian access on the opposite side of the property leading to front door. On the first floor there is a spacious living/dining area, separate kitchen, inner hallway accessing the two bedrooms, family bathroom and ensuite to master bedroom. The property is currently

tenanted and could be sold with tenant in situ or notice be served if a buyer wanted to move in themselves making this an ideal first time buyer or investment 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 HALLWAY

Glazed wooden door, stairs to first floor, door to GARAGE.

ON THE FIRST FLOOR

LIVING/DINING ROOM 5.03m x 4.89m narrowing to 3.30m (16'6" x 16'0" narrowing to 10'9")

Double glazed window to front, two double glazed windows to rear, two radiators, storage cupboard.

KITCHEN 2.42m (max) x 2.42m (max) (7'11" (max) x 7'11" (max))

Fitted kitchen with base and wall units, roll top laminate work surface over, space for tall standing fridge freezer, electric oven, gas hob with extractor over, space and plumbing for washing machine, stainless steel sink and drainer, radiator, double glazed window to front.

INNER HALLWAY

Door to:

BEDROOM ONE 3.50m (max) x 4.02m narrowing to 3.08m (11'5" (max) x 13'2" narrowing to 10'10'5")

Double glazed window to front, built in wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM

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

BEDROOM TWO 2.69m (max) x 2.50m (max) (8'9" (max) x 8'2" (max))

Double glazed window to front, radiator, storage area.

BATHROOM

Bath with mixer shower, wash hand basin with pedestal, low level wc, radiator, double glazed window to rear.

EXTERNALLY

On the ground floor there is a GARAGE (5.00m x 2.74m narrowing to 2.46m) which has light and power, side door to hallway and up and over door to rear which in turns leads to the parking space for one car.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Council Tax Band: B (£1,836.01 payable). Current tenant on AST (assured shorthold tenancy) on a periodic tenancy with a 2 month notice period to vacate. Tenant currently paying £825 PCM. Approximate achievable rental: £950 PCM. Annual service charge: £240 for the upkeep of trees, pond and communal areas.

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.

