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19 Garden Suburb, Dursley,
GL11 4EL

Asking Price
£225,000



SPACIOUS 1920S HOUSE WITHIN WALKING DISTANCE OF TOWN CENTRE AND AMENITIES. GOOD SIZE LIVING ROOM, KITCHEN/DINING ROOM, LEAN-TO CONSERVATORY/UTILITY, TWO DOUBLE BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, EXTENSIVE SEALED UNIT DOUBLE GLAZING, GARDEN, PARKING, MUST BE SEEN. ENERGY RATING: C

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DIRECTIONS

From Dursley town centre, proceed out of town on the A4135 Kingshill Road, taking the second turning on the left into Garden Suburb and continue for approximately 100m bearing left and continue for approximately 50m turning left and continue and bearing right 19 will be found on the left hand side.

SITUATION

The property is situated in this very popular location, within walking distance of the town centre and facilities. The town has Sainsbury's supermarket, Iceland and a good range of independent retailers along with cafés, public houses and restaurants. Within a short walk is Rednock Comprehensive School, which has a sports centre. Cam and Dursley has a choice of four primary schools and is well located for access to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

DESCRIPTION

19 Garden Suburb is in an attractive cul de sac of Edwardian and 1920's houses within walking distance of the town. The property has many character features and briefly comprises a living room, kitchen/dining room, lean to utility area. On the first floor there are two double bedrooms along with bathroom. The property benefits from gas fired central heating along with extensive sealed unit double glazing. 19 Garden Suburb has a good size rear garden with vehicle access and parking and must be seen to be fully appreciated.

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

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

LIVING ROOM 4.6m x 4.4m (15'1" x 14'5")

Cotswold stone fireplace, understairs storage cupboard, double glazed window to front, radiator.

KITCHEN/DINING ROOM 5.2m narrowing to 4.8m x 2.35m (17'0" narrowing to 15'8" x 7'8")

Having a range of wall and base units with laminated round edge work surfaces over, stainless steel one and a half bowl single drainer sink unit, built-in oven, gas hob with cooker hood over, radiator and door to:

LEAN-TO UTILITY 3.9m widening to 5.3m x 1.77m (12'9" widening to 17'4" x 5'9")

Having window to rear, door to rear and former cloakroom having wash hand basin and WC (understood not to be in working order).

FIRST FLOOR LANDING

Giving access to:

BEDROOM ONE 4.3m x 3.17m (14'1" x 10'4")

Having double glazed window to front, radiator, over-stairs storage cupboard housing Ideal gas combination boiler supply radiator central heating and domestic hot water.

BEDROOM TWO 3.87m x 3.2m (12'8" x 10'5")

Having double glazed window to rear, radiator.

BATHROOM

Having low level suite with panelled bath with mixer shower over, low level WC, wash hand basin, stainless steel ladder towel rail, double glazed window to rear.

OUTSIDE

To the front of the property is a shallow paved front garden.

The property has rear vehicular access with gate leading to hardstanding parking area. The garden is laid to lawn with shrubs.

AGENTS NOTES

All mains services are understood to be connected.
Gas fired radiator central heating.
Council Tax band 'B' - £1,836.01 payable
Tenure: Freehold

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.

