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22 First Avenue, Dursley,
GL11 4NW

Asking Price
£230,000



END-TERRACED THREE BEDROOM HOME, END OF CUL-DE-SAC POSITION, OFF-STREET PARKING, SPACIOUS GARDENS TO SIDE AND REAR, IDEAL DEVELOPMENT OPPORTUNITY, SIDE ENTRANCE HALLWAY, KITCHEN, LIVING ROOM, DOWNSTAIRS BATHROOM, THREE FIRST FLOOR BEDROOMS, NO ONWARD CHAIN, ENERGY RATING: C

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SITUATION

The property is situated on the outskirts of Dursley in the Highfields area of town, within walking distance there is a popular primary school along with Co-operative supermarket in Rosebery Road. Dursley town centre is within a short drive with its range of amenities including: Sainsbury's supermarket, independent retailers, doctor and dentist surgeries. Comprehensive schooling can also be found in Dursley along with a Community Hospital. 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 a 'Park and Ride' railway station with onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed south easterly out of town on the A4135 to the mini roundabout taking the first turning signposted Uley and bear right onto the Uley Road on the B4066, taking the second turning on the right into Highfields Approach and the first turning on the left into First Avenue, continue for approximately two hundred metres and the property will be found on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and occupies a good size plot in this cul-de-sac position. The property briefly comprises; entrance hallway, kitchen, living/dining room and downstairs bathroom. On the first floor there are three bedrooms. Externally there is a good size rear garden with planning for parking to the front. There is a pedestrian right of way for the neighbouring property. The property is also hollow brick construction but the property has had retrospective external insulation and rendering added (see EPC) which has allowed similar properties in this location to obtain a mortgage. A buyer should consult their financial advisor/mortgage lender to seek initial advice. There is planning consent on the side garden for a building plot, Planning permission S.22/0757/FUL

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).

SIDE CANOPY PORCH

ENTRANCE HALLWAY

Double glazed door, radiator.

KITCHEN 2.73m x 2.66m (8'11" x 8'8")

Fitted kitchen with base and wall units, electric and gas cooker point, space and plumbing for washing machine, double glazed window to rear, radiator, gas boiler, pantry.

BATHROOM

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

LIVING/DINING ROOM 3.96m x 3.89m (12'11" x 12'9")

Gas fire, radiator, understairs storage cupboard.

ON THE FIRST FLOOR

LANDING

With access to loft space which is insulated.

BEDROOM ONE 4.29m x 3.06m (14'0" x 10'0")

Two double glazed windows to front, radiator, built-in wardrobe and further built-in storage cupboard.

BEDROOM TWO 3.71m x 2.74m (12'2" x 8'11")

Double glazed window to rear, radiator.

BEDROOM THREE 2.59m x 2.44m (8'5" x 8'0")

Double glazed window to rear, radiator.

EXTERNALLY

To the side of the property there is a pedestrian access

gate and space and planning consent for parking. There is a good size laid to lawn garden to the rear with various shrubs and picket fence with gate leading to the main laid to lawn garden. There is a pedestrian right of way for the neighbouring property to the side of number 22 leading to the rear.

AGENT'S NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: B (£1,836.01 payable).

Property is non-standard hollow brick construction but the property has retrospective cladding fitted with rendering (see EPC). Please speak to a Bennett Jones staff member or financial advisor for further information and discuss ability to obtain a mortgage.

Property is subject to Probate which has been granted. The side garden has planning consent for a detached property, Planning permission ref. S.22/0757/FUL22. Please ask a member of Bennett Jones staff for details. If developed there would be a CIL payment due of £8,203.00

There is a shared pathway to the adjoining property.

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.

