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37 May Lane, Dursley,
GL11 4JN

Asking Price
£255,000



ATTRACTIVE STONE COTTAGE SITUATED CLOSE TO DURSLEY TOWN CENTRE, SPACIOUS LIVING ROOM, KITCHEN/DINING ROOM, TWO DOUBLE BEDROOMS, BATHROOM, GAS CENTRAL HEATING, MODERN DOUBLE GLAZING, GARDENS, NO ONWARD CHAIN, ENERGY RATING: D

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37 May Lane, Dursley, GL11 4JN

SITUATION

May Lane is situated within a few minutes walk of Dursley town centre and of popular local inn, doctors surgery and library along with a range of local retailers along with Sainsbury's supermarket. Leisure facilities include 18 hole golf course at Stinchcombe Hill and a bowling green. The nearby village of Cam has a Railway Station which has regular services to Gloucester, Bristol and Cheltenham with onward connections to the National Rail Network. Dursley is well placed for M5, M4 motorway network via the nearby A38.

DIRECTIONS

From Dursley town centre proceed passing Sainsbury's supermarket on the right hand side and continue to the mini roundabout proceeding straight across into May Lane passing the bus station on the right hand side, continue and as the road bears round to the right turn left and continue for approximately 200 metres and 37 May Lane can be found on the left hand side just prior to the turning for Hunger Hill.

DESCRIPTION

This stone built semi-detached cottage is situated in this popular location close to Dursley town centre and the Cotswold way. The property has been in the same ownership for a number of years and has had new double glazed windows and doors installed in 2021 and the property has gas fired radiator central heating. This well presented character cottage is accessed via the front door leading to living room with stone fire opening and wood burner and attractive exposed timbered wall to the staircase, kitchen/dining room. On the first floor there are two double bedrooms along with bathroom. The garden has access to the side and onto the rear garden which has terraced patio area, lawn and seating area. The cottage has many features including stone lintel and recess to the fireplace, wood burner, open timbered wall to the staircase and ledge and brace doors 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).

LIVING ROOM 4m widening to 4.9m x 3.66m (13'1" widening to 16'0" x 12'0")

Having fireplace with stone lintel over and stone recess with woodburner, stairs to first floor with open timbered wall, double glazed window to front, double glazed door to front, radiator, built-in cupboard housing Worcester combination boiler supplying radiator central heating and domestic hot water.

KITCHEN/DINING ROOM 4.55m x 2.59m (14'11" x 8'5")

Having base units, stainless steel single drainer sink unit, gas cooker point, radiator, double glazed window to rear and side, double glazed door to side, plumbing for automatic washing machine.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, radiator, shelved linen cupboard and access loft space.

BEDROOM ONE 3.2m x 3.17m (10'5" x 10'4")

Having double glazed window to front and radiator.

BEDROOM TWO 3m x 2.9m (9'10" x 9'6")

Having double glazed window to rear and radiator.

BATHROOM

White suite comprising pedestal wash hand basin, WC, panelled bath with mixer shower tap, radiator, extractor fan and vinyl plank flooring.

EXTERNALLY

To the front of the property there is a shallow garden with

flower border and pathway leads to the front door and onto the side of the property. There is a side gate and courtyard area. This leads to the rear garden with steps leading to terraced patio area and steps leading again on to lawn with holly tree, circular brick seating area.

AGENT NOTES

Tenure: Freehold

Services: all mains services are understood to be connected.

Gas fired radiator central heating, with condensing boiler.

Council Tax Band: B (£1836.01 payable)

On road parking.

Broadband -Wired, but close to Dursley exchange.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information.

VIEWING

By appointment with the owner's sole agents as over.

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.

