

8 Cambridge Avenue, Dursley,
GL11 4AU

Asking Price
£250,000



In need of updating, bay fronted semi detached house on outskirts of Dursley, entrance hall, lounge, dining room, kitchen, conservatory, cloakroom/WC, three first floor bedrooms, shower room, parking garden, workshop/store - Energy Rating E

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propertymark

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SITUATION

This semi-detached house is situated on the outskirts of Dursley in Cambridge Avenue which is within a few minutes walk of a Co-Operative mini market and a short walk of Highfields primary school. Dursley town centre is within one mile and offers a wider range of shopping facilities along with comprehensive schooling. The town has a number of recreational facilities including: swimming pool, gym, library and sports hall. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible 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 west out of town on the A4135 to the mini roundabout taking the second exit and continue for approximately nine hundred metres taking the third turning on the left into Cambridge Avenue, the road bears round to the left and number 8 can be found after approximately one hundred and metres on the right hand side.

DESCRIPTION

This semi-detached house was constructed approximately 80 years ago, having bay window to front and rear elevation and has good sized rooms. The property has been in the same ownership for nearly 60 years and is now in need of general updating, which has been reflected in the asking price. The property is accessed via entrance hall with cloakroom/wc, there is a spacious bay fronted dining room to the front of the property and living room to the rear, also having bay with patio door opening into conservatory/further reception room and separate kitchen. On the first floor there are three bedrooms along with shower room. There is parking with narrow driveway leading to workshop/occasional garage and rear garden. There is electric night storage heating.

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 doors, stairs to first floor and under stairs storage cupboard.

CLOAKROOM

Having wash hand basin and WC.

LIVING ROOM 4.77m x 3.89m (15'7" x 12'9")

Having bay window to rear, central patio door, night storage heater, open fireplace.

CONSERVATORY 3.68m x 1.98m (12'0" x 6'5")

Having double glazed French doors to rear, double glazed surround.

DINING ROOM 3.61m x 3.19m (11'10" x 10'5")

Having bay window to front, night storage heater.

KITCHEN 3.4m x 1.75m (11'1" x 5'8")

Basically fitted with range of wall and base units, double glazed window to rear, part glazed door to side, built-in oven, ceramic hob and cooker hood.

ON THE FIRST FLOOR

LANDING

Giving access to:

BEDROOM ONE 4.06m narrowing to 3.71m x 3.29m (13'3" narrowing to 12'2" x 10'9")

Having night storage heater, double glazed window.

BEDROOM TWO 3.92m x 2.57m (12'10" x 8'5")

Having night storage heater, fitted wardrobe, window.

BEDROOM THREE 3.48m x 2.03m (11'5" x 6'7")

Having window.

SHOWER ROOM

Having vanity wash hand basin, shower cubicle with Mira shower, WC.

EXTERNALLY

To the front of the property the property has a shallow front garden with concrete driveway and parking with narrow driveway as it passes the house leading to WORKSHOP/OCCASIONAL GARAGE 5.72M X 3M having up-and-over door. The rear garden is laid to lawn and has gravel area.

AGENTS NOTE

Mains electricity, water and drainage are understood to be connected.

Electric night storage heating.

Council Tax band B - £1836.01 payable.

The property has an unregistered title, but is believed to be Freehold.

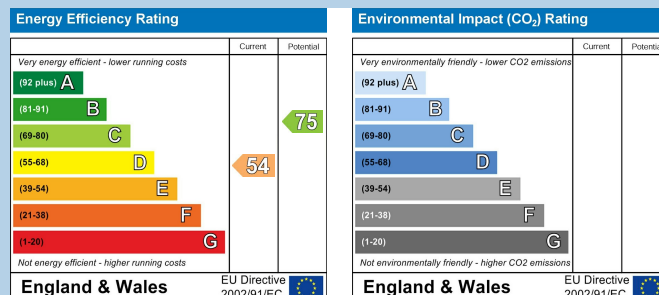
Wayleave for stay for pole understood to be £5 per annum.

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.



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