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The Hermitage Church Road Oldbury-
On-Severn BS35 1QF

Price Guide
£375,000



SALE BY INFORMAL TENDER MONDAY 10TH JUNE - VIEWINGS BY OPEN HOUSE, DETACHED PERIOD BRICK AND STONE BUILT COTTAGE IN NEED OF RENOVATION, LARGE FULL WIDTH LIVING ROOM, DINING ROOM, KITCHEN, REAR HALL, INNER HALLWAY/STUDY, THREE GOOD SIZED FIRST FLOOR BEDROOMS, BATHROOM, OUTBUILDING WITH WC, OIL CENTRAL HEATING, LARGE GARDEN OF APPROXIMATELY 0.25 ACRE, SET IN THE HEART OF POPULAR VILLAGE. ENERGY RATING: E

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The Hermitage Church Road, Oldbury-On-Severn, BS35 1QF

DESCRIPTION

This most attractive red brick cottage is situated in the heart of Oldbury-on-Severn village and has been tenanted and in the same ownership for a number of years. The property is now in need of complete modernisation and has had some structural movement for which there is an engineers report. The Hermitage has potential for parking and further extensions, subject to necessary planning consents. The property is accessed via a full width living room with fireplace, separate dining room with wood burner, kitchen, rear hallway, inner hallway/study with stairs leading to the first floor. There are three good sized bedrooms along with bathroom. The property is situated in the centre of this plot with a long road frontage and the gardens extend to approximately one quarter of an acre and as previously mentioned is now in need of general updating and would be ideal for a cash buyer.

SITUATION

The Hermitage is located in the centre of Oldbury-on-Severn, which an attractive village on the outskirts of Thornbury in South Gloucestershire. The village has a Public House, Community Shop, Village Hall, Primary School, Church and is home to Thornbury Sailing Club. There are a range of country walks including a footpath adjoining the River Severn. The nearby town of Thornbury has a wider range of shopping, educational and recreational facilities including secondary schooling, sports centre and golf club. Oldbury is well placed for travel to the larger centres of Bristol and Gloucester via the A38 and M5/M4 motorway network.

DIRECTIONS

From Thornbury town centre, proceed in a northerly direction out of town on Castle Street, turning left into Kington Lane and follow the road for approximately three miles, passing the Church on your left and continue to the bottom of the hill, The Hermitage will be found on the right hand side opposite the turning for Westmarsh Lane.

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 6.97m x 3.41m (22'10" x 11'2")

Having double radiator, two windows to front, tiled fireplace and central door.

DINING ROOM 3.93m x 2.9m (12'10" x 9'6")

Having fireplace with wood burner (not currently in working order), double radiator, window to rear and under stairs storage cupboard.

INNER HALLWAY/STUDY 2.6m x 1.81m (8'6" x 5'11")

Having window to side and stairs to first floor.

REAR HALL

With door to rear and oil central heating boiler supplying radiator central heating and domestic hot water.

KITCHEN 3.93m x 2.8m (12'10" x 9'2")

Having vaulted ceiling and beams, base units, double glazed window to side and gas hob.

ON THE FIRST FLOOR

LANDING

Giving access to:

BEDROOM ONE 3.65m x 3.5m (11'11" x 11'5")

Having double glazed window, double radiator, former fireplace with cast iron dog grate.

BEDROOM TWO 3.47m x 3.0m (11'4" x 9'10")

Having double glazed window to front, double radiator and Victorian style fireplace.

BEDROOM THREE 2.83m x 3.13m (9'3" x 10'3")

Having window to rear and radiator.

BATHROOM

Having bath, wash hand basin, WC, window to side and hot water storage tank.

EXTERNALLY

The garden is bound to the front and side by hedge and is generally uncultivated with lean-to store on the side with coal shed, WC and doors to front and rear. There is a good sized rear garden, which again is enclosed by hedging and the total plot we understand extends to approximately a quarter of an acre.

AGENTS NOTES

Mains electricity and water is connected.

Oil fired central heating.

Private drainage.

Council Tax Band: 'E' (£2,737 payable)

Tenure: Freehold.

The property is now in need of complete modernisation and has had some structural movement for which there is an engineers report.

AGENTS NOTE TWO

The property is to be sold by Informal Tender with tender date Monday 10th June at 5pm - tender forms available on request.

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

Open Houses :-

Thursday 16th May 2024 - 4.30pm - 5.30pm

Saturday 25th May 2024 - 9.30am - 10.30am

Tuesday 28th May 2024 -4.30pm - 5.30pm

Saturday 8th June 2024 9.30am - 10.30am

