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12 Marment Road, Dursley,
GL11 6LA

Asking Price
£260,000



OCCUPYING A PLEASANT POSITION AT THE HEAD OF THE CUL-DE-SAC, THIS PROPERTY OFFERS GOOD SIZED LIVING ACCOMMODATION WITH LOTS OF POTENTIAL AND BRIEFLY COMPRISES; PORCH, ENTRANCE HALLWAY, LOUNGE, KITCHEN/DINER. CONSERVATORY, UTILITY, WC, OUTDOOR STORE, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM. THERE IS A NICE SIZED REAR GARDEN WITH SIDE ACCESS AND PARKING AT THE FRONT. EPC: D

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12 Marment Road, Dursley, GL11 6LA

SITUATION

12 Marment Road occupies a pleasant location in the sought after Woodfield area of Cam and is in walking distance of a range of local shops including: convenience store, award winning butchers and Cam Woodfield primary school. Cam village centre offers: Tesco supermarket, post office, chemist, doctors and dentist surgeries. The nearby town of Dursley offers a wider range of services including: Sainsbury's supermarket, numerous independent retailers, library, swimming pool and comprehensive schooling. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the nearby A38 and adjoining M5/M4 motorway network, Cam has 'Park and Ride' railway station with onward connections to the national rail network.

DIRECTIONS

If travelling from Dursley town centre, proceed north west out of the town on the A4135 Kingshill Road, proceeding straight across at the first and second mini roundabouts, at the third mini roundabout take the first exit into Woodfield Road and proceed for approximately quarter of a mile to the next mini roundabout taking the second exit into Phillimore Road and immediately left and then right into Marment Road and continue to the end of the cul-de-sac. Number 12 can be found straight ahead.

DESCRIPTION

This property has been in the same ownership for nearly 20 years and has been maintained and improved by the current owner. Recent works include new windows within the last 4 years and new flat roof over the utility within the last 6 years. The property is deceptively spacious having a good sized lounge, kitchen/diner across the back facing the garden, conservatory leading to the garden, utility space with WC and access to the storage outbuilding. On the first floor are three bedrooms and family bathroom. There is a pleasant garden at the back with parking at the front for one car and potential to increase to two cars.

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 PORCH

Double glazed porch with power.

ENTRANCE HALL

Having radiator and stairs to first floor.

LOUNGE 4.23m x 3.33m (13'10" x 10'11")

Having large double glazed bay window, radiator and gas fire.

KITCHEN/DINING ROOM 6.25m x 3.02m (20'6" x 9'10")

Having a range of wall and base units with work top over and breakfast bar, space for fridge freezer, space and plumbing for dishwasher, one and a half bowl sink with mixer tap and drainer, gas hob with oven and extractor fan, double glazed window, double glazed French door to conservatory and radiator.

CONSERVATORY 2.73m x 1.54m (8'11" x 5'0")

Double glazed conservatory with radiator and door leading to:

UTILITY 2.74m narrowing to 1.64m x 1.66m (8'11" narrowing to 5'4" x 5'5")

Having wall and base units with sink, space for washing machine and radiator.

WC

Having low level WC, double glazed window.

STORE ROOM 3.17m x 1.91m (10'4" x 6'3")

Having double glazed window, gas boiler and power.

FIRST FLOOR LANDING

Having access to the loft.

BEDROOM ONE 4.85m x 2.79m (15'10" x 9'1")

Having built in wardrobe, radiator, double glazed window, raised corner bath tub which is believed to be connected.

BEDROOM TWO 3.27m x 3.09m (10'8" x 10'1")

Having built in wardrobes, radiator and double glazed window.

BEDROOM THREE 2.95m x 2.20m (9'8" x 7'2")

Having built in desk with storage over stairs, radiator, double glazed window.

FAMILY BATHROOM

Having shower cubicle, heated towel rail, low level WC, wash hand basin with pedestal, tiled wall, double glazed window with obscured glass.

EXTERNALLY

At the rear is a small patio area with steps up to a laid to lawn garden with various shrubs, trees and flowers. There is also a raised decking area, outside tap, garden path and side gate leading to shared side access through to UPVC door at the front. There is parking for one car at the front with potential to increase to two spaces, further parking is available within the cul-de-sac.

AGENTS NOTES

Tenure: Freehold
All mains services are believed to be connected.
Council tax band: B (£1,664.75 payable)

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.

