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19 Rosebery Road, Dursley,
GL11 4PT

Asking Price
£275,000



THIS 1920'S PROPERTY OFFERS LOTS OF CHARACTER AND GOOD SIZED ACCOMMODATION. SET IN A POPULAR AND CONVENIENT LOCATION THE PROPERTY BRIEFLY COMPRISES: ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, INNER HALL, BATHROOM, THREE FIRST FLOOR BEDROOMS, FAMILY SHOWER ROOM, ATTIC BEDROOM, GARAGE, REAR GARDEN, PARKING AT THE FRONT FOR ONE CAR. EPC: E.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



19 Rosebery Road, Dursley, GL11 4PT

SITUATION

This terraced house is situated in the popular location of Rosebery Road. The property is within a short walk of a local Co-operative store and primary schooling is also within a few minutes walk. Dursley town centre is approximately half a mile distant and offers a wider range of facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive school. Dursley is well placed for travel throughout the south west via the A38 and M5/M4 motorway network, and is part of the Cotswold Way, with wonderful views and woodland walks in the vicinity. The Cam and Dursley 'Park and Ride' railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

If travelling from Dursley town centre proceed south east out of town on the A4135 to the mini-roundabout taking the first exit signposted Stroud and Uley on the B4066 and continue taking the first turning on the right into Rosebery Road, continue passing the Co-operative store on the left hand side, and the property will be located a little way up on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and has been loved by the current owners. The property dates back to the 1920's having attractive features throughout. The accommodation is well proportioned having a good sized living room with open plan dining room, kitchen, inner hall and downstairs bathroom. On the first floor are three bedrooms and a shower room and stairs leading to the attic bedroom on the second floor. At the rear is a small patio area with steps up to a garage and long garden.

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

Having part glazed front door, exposed floorboards, radiator, stairs to first floor, attractive archway leading to:

LOUNGE 3.44m x 3.17m (11'3" x 10'4")

Having single glazed sash windows, wood burning stove with attractive brick surround, radiator.

DINING ROOM 3.71m x 3.28m (12'2" x 10'9")

Having radiator, decorative fireplace, single glazed sash window with secondary glazing, understairs storage cupboard.

KITCHEN 2.89m x 2.70m (9'5" x 8'10")

Having wall and base units with worktop over, electric oven and hob with extractor hood over and tiled splashback, space for under-counter fridge and freezer, single glazed sash window, cupboard housing gas boiler.

INNER HALL 2.90m x 1.22m (9'6" x 4'0")

Having part glazed side door to garden.

BATHROOM

Having single glazed window, wash hand basin with pedestal, low level WC, bath, radiator, inset spotlights.

FIRST FLOOR LANDING

Having stairs to attic room.

BEDROOM ONE 4.31m x 3.41m (14'1" x 11'2")

Having two single glazed sash windows, exposed wood floorboards and brickwork, fireplace, radiator, built-in wardrobes.

BEDROOM TWO 3.77m x 2.74m (max) (12'4" x 8'11" (max))

Having single glazed sash windows with secondary glazing, radiator, built-in wardrobes.

BEDROOM THREE 2.74m (narrowing to 1.82m) x 2.56m (narrowing to 1.8'11" (narrowing to 5'11") x 8'4" (narrowing to 3'3))

Having single glazed sash window with secondary glazing, radiator, built-in cupboard with hot water tank.

SHOWER ROOM

Having low level WC, wall mounted wash hand basin, double glazed window, shower cubicle, tiled wall, extractor fan.

ATTIC ROOM 4.28m x 3.69 (14'0" x 12'1")

Having exposed beams, wooden floor boards, double glazed dormer window.

EXTERNALLY

There is a small patio garden at the rear with steps up to shared access driveway and GARAGE, the garden is accessed via a small gate and is to the left of the footpath that runs the length of the garden. There are several established shrubs and flowers in the garden with a couple of seating areas separated by trellis, there is a further patio at the top of the garden with attractive Cotswold stone wall. At the front is a gravel driveway for one car.

AGENT NOTES

Tenure: Freehold

Services: All Mains services are believed to be connected.

Council Tax Band: B (£1836.01 payable).

There is a right of way access at the back of the property for the connected gardens.

Broadband: Fibre to the Premises

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

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.

