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13 Holywell Road, Dursley,
GL11 5RS

Price Guide
£405,000



SPACIOUS FOUR BEDROOM DETACHED HOUSE IN POPULAR CUL-DE-SAC POSITION, ENTRANCE PORCH, ENTRANCE HALLWAY, KITCHEN, DINING ROOM, LARGE LIVING ROOM, CONSERVATORY, CLOAKROOM, FOUR FIRST FLOOR BEDROOMS, FAMILY BATHROOM, GARAGE PLUS PARKING FOR TWO IN TANDEM, VIEWS TO OPEN COUNTRYSIDE TO REAR, ENCLOSED GARDEN WITH LAWN AND DECKING AREA. ENERGY RATING D.

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13 Holywell Road, Dursley, GL11 5RS

SITUATION

This spacious and prominent detached house is located on a cul-de-sac and situated in Holywell Road, which is a sought after area on Norman Hill in Cam. The property benefits from superb panoramic views to the surrounding countryside. The property is well situated for a range of shopping facilities including Tesco's supermarket in Cam and Sainsbury's supermarket in Dursley. The town also has a wider range of local retailers along with library, swimming pool, 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools as well as secondary schooling at the popular Rednock Comprehensive School. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Cam is also well placed for commuting via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continue proceeding straight across at the first mini-roundabout, at the second mini-roundabout proceed a further 300 metres and take the first turning on the right onto Woodview Road. Proceed for a further 300 metres taking the second turning on the right onto Holywell Road and the property can be located a further 100 metres on the left hand side.

DESCRIPTION

This property has been in the same ownership for 18 years and is offered to the market with a secure onward chain (vendors have found). There has been a good sized conservatory added to the rear of the property in previous years adding an extra reception/garden room with lovely views to the surrounding countryside. The property has gas central heating with smart 'Hive' heating system. The property briefly comprises; entrance porch, entrance hallway, cloakroom, kitchen, living room, dining room and conservatory. On the first floor there are four bedrooms plus family bathroom. Externally there is a laid to lawn garden with decked area leading down to further decked and gravelled areas. To the side of the property there is a garage with tandem driveway parking for two with further lawned garden to front.

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 front door and panel, shoe store, further door leading to:

ENTRANCE HALLWAY

Storage cupboard, radiator, stairs to first floor.

CLOAKROOM

Vanity wash hand basin, low level wc, radiator, double glazed window to side.

LIVING ROOM 4.82m narrowing to 4.52m x 4.23m (15'9" narrowing to 14'9" x 13'10")

Double glazed window to front, radiator, doors to:

DINING ROOM 3.32m x 2.86m (10'10" x 9'4")

Radiator, double glazed sliding door to:

CONSERVATORY 3.08m x 2.91m (10'1" x 9'6")

Double glazed windows and French doors to garden, radiator.

KITCHEN 3.32m x 2.78m (10'10" x 9'1")

Fitted kitchen with base and wall units, roll top laminate work surface over, space for large electric cooker, space and plumbing for dishwasher, one and half bowl stainless steel sink and drainer, radiator, space for tall standing fridge freezer, double glazed window to rear, double glazed door to side.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, airing cupboard with gas boiler (installed approximately two years ago), access to loft space.

BEDROOM ONE 3.83m x 2.80m (12'6" x 9'2")

Double glazed window to rear with views, radiator, wardrobes.

BEDROOM TWO 3.77m x 3.08m (12'4" x 10'1")

Double glazed window to front, radiator.

BEDROOM THREE 3.08m x 2.48m (max over stairwell) (10'1" x 8'1" (max over stairwell))

Double glazed window to front, radiator.

BEDROOM FOUR 2.88m x 2.27m (9'5" x 7'5")

Double glazed window to side, radiator.

FAMILY BATHROOM

Bath with mixer shower, low level wc, wash hand basin with pedestal, double glazed window to rear, radiator.

EXTERNALLY

The rear garden has patio, wooden decked area, laid to lawn

garden with steps leading down to further decked area and stone gravel seating area, pond and wooden storage shed. The garden is enclosed by wood panel fencing. A rear door leads to GARAGE (5.42m x 2.43m) which has light and power, space and plumbing for washing machine, front up and over door to driveway which has tandem parking for two vehicles. There is a further laid to lawn garden to front with path to front door.

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.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected.

Council Tax Band: D (£2,238.51 payable).

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

