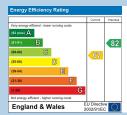
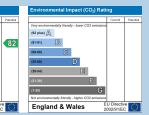
Bennett Andrews Jones **PARTNERSHIP**

ESTATE AGENTS · LETTING AGENTS · VALUERS · SURVEYORS









MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



ESTATE AGENTS · LETTING AGENTS · VALUERS · SURVEYORS

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.

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW

bennettjones.co.uk sales@bennettjones.co.uk







13 Holywell Road, Dursley, GL11 5RS

SITUATION

This spacious and prominent detached house is located on a cul-de-Storage cupboard, radiator, stairs to first floor. 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 DINING ROOM 3.32m x 2.86m (10'10" x 9'4") 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 miniroundabout, 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 LANDING 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

ENTRANCE PORCH

Double glazed front door and panel, shoe store, further door leading EXTERNALLY to:

ENTRANCE HALLWAY

CLOAKROOM

Vanity wash hand basin, low level wc, radiator, double glazed

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:

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

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.

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.

By appointment with the owner's sole agents as over.

introduces only to Kingsbridge Independent Mortgage Advice and if

so, may be paid an introductory commission which averages

AGENTS NOTE

Tenure: Freehold

All mains services are believed to be connected.

Council Tax Band: D (£2.238.51 pavable).

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

