



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(93-100) A		(82-100) A	
(81-92) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(39-54) E		(29-38) E	
(21-38) F		(17-28) F	
1-20 G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
85	29		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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10 Ferney, Dursley,
GL11 5AB

Price Guide
£240,000



SITUATED IN THE SOUGHT AFTER AREA OF FERNEY, DURSLEY, THIS SEMI-DETACHED HOUSE IS A DIAMOND IN THE ROUGH, BUILT IN THE 1960'S, IT PRESENTS A UNIQUE OPPORTUNITY FOR THOSE WITH A VISION, HAVING TWO GROUND FLOOR RECEPTION ROOMS AND THREE FIRST FLOOR BEDROOMS, FRONT AND BACK GARDENS, GARAGE AND DRIVEWAY FOR OFF STREET PARKING. ENERGY RATING F, COUNCIL TAX BAND C.

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10 Ferney, Dursley, GL11 5AB

SITUATION

This three bedroom semi-detached property is situated in the sought after location of Ferney in Dursley. This lovely location benefits from being close to Ferney Woods but is within walking distance of Dursley town centre, which has a Sainsbury's supermarket, a range of independent retailers, doctors and dentist surgeries, swimming pool, fitness centre, library and 18 hole golf course. Cam and Dursley have a choice of three primary schools, and Rednock secondary school is within walking distance. Cam has a range of facilities which include Tesco's supermarket and a 'park and ride' railway station with regular services to Gloucester, Bristol and Cheltenham and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre, proceed out of town in a south easterly direction on the A4135 to the mini-roundabout taking the first exit signposted Uley on the B4066 and continue for approximately 300m, taking the first turning on the left into Yellow Hundred Close and then immediately right into Ferney and No. 10 is the second house on the right as you go through the pillared entrance

DESCRIPTION

This hidden gem is waiting to be transformed into a stunning home, having been in the same ownership for many years the property requires a full renovation throughout and is not for the faint hearted, the potential however is truly exciting.

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 HALLWAY

Glazed front door, radiator and stairs to first floor.

LOUNGE 4.26m max x 3.97m max (13'11" max x 13'0" max)

Window to front, radiator & chimney breast and opening to

DINING ROOM 3.08m x 2.77m (10'1" x 9'1")

Window to rear, radiator and door leading to:

KITCHEN 3.02m x 2.75m (9'10" x 9'0")

Sink, plumbing for washing machine, radiator. window to rear and internal door leading to garage.

ON THE FIRST FLOOR

LANDING

Window to side, airing cupboard with immersion tank, loft hatch providing access to loft space.

BEDROOM ONE 3.97m max x 3.39m widening to 4.3m into door reces (13'0" max x 11'1" widening to 14'1" into door rece)

Radiator and window to front.

BEDROOM TWO 4.10m x 2.71m (13'5" x 8'10")

Built-in storage cupboard, radiator and window to rear.

BEDROOM THREE 2.72m max x 2.41m max (8'11" max x 7'10" max)

Window to front and radiator.

BATHROOM

Bathroom suite comprising: bath, pedestal wash basin and WC, window to rear.

GARAGE 7.19m x 3.73m (23'7" x 12'2")

Spacious with access to rear garden and garage door to front.

EXTERNALLY

To the front of the property a driveway leads to the garage and front door, an area with trees and shrubs provides potential to be landscaped. The rear garden is believed to be enclosed.

AGENT NOTES

Tenure: Freehold

Services: All main services are believed to be connected
Council Tax Band: C (£2,098.30 payable).

The property is currently unregistered with Land registry and would require first registration.

Rights of way: None aware of

Listed: No

Flood risk area and flooded in last 5 years: not aware of any flooding

Restrictions/covenants: none aware of

Conservation area. no

Cladding: no

Broadband: Fibre to the Premises - no / Fibre to the Cabinet / Asymmetric Digital Subscriber Line

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.

