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41 Shakespeare Road, Dursley,
GL11 4QF

Price Guide
£295,000



WELL PRESENTED SEMI-DETACHED BUNGALOW, SITUATED IN POPULAR RESIDENTIAL AREA, ENTRANCE HALL, LIVING ROOM, KITCHEN, DOUBLE AND SINGLE BEDROOMS, CONSERVATORY, GARAGE, WELL MAINTAINED GARDEN WITH VIEWS OVER SCHOOL GROUNDS, MUST BE SEEN. ENERGY RATING: D

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SITUATION

This attractive bungalow is situated in a good position in this popular residential area on the outskirts of Dursley. The town centre is just a few minutes drive or bus ride away and provides varied educational, shopping and recreational facilities along with a recently built community hospital. Good access to the main road and rail network brings the larger centres of Bristol, Gloucester and Cheltenham within daily commuting distance.

DIRECTIONS

From the town centre proceed south east out of town on the A4135 passing the Town Hall and through Silver Street taking the second exit at the mini roundabout, continue out of the town for approximately three quarters of a mile passing the New Inn public house on the right hand side, continue up the incline and take the next turning left into Byron Road, continue into Shakespeare Road and the road bears left and the property will be found after approximately 300 metres on the righthand side.

DESCRIPTION

This well presented semi-detached bungalow is situated in this extremely popular location. The property has been well maintained and updated and has front garden laid to lawn with block paviour driveway leading to garage. The attractive rear garden has shrubs and flower borders and is laid to lawn with garden shed. The property is accessed via entrance hall and briefly comprises, living room with patio doors overlooking the rear garden, modern fitted kitchen with adjoining conservatory/utility space, double and single bedrooms, both having built in wardrobes and the bathroom has been refitted to a good standard. The property benefits from gas fired radiator central heating and sealed unit double glazing and must be seen to be fully appreciated.

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 double glazed front door, access to loft space, boiler supplying radiator central heating and domestic hot water.

LIVING ROOM 5.48m x 3.66m (17'11" x 12'0")

Having double radiator, patio door to rear with double glazed side screen, fireplace with electric fire.

KITCHEN 2.54m x 2.46m (8'3" x 8'0")

Having a range of white fronted wall and base units with laminated round edge work surface over incorporating inset stainless steel single drainer sink unit, integrated induction hob, built in Neff oven and microwave, integrated fridge, plumbing for dishwasher or washing machine, double glazed window to side and door leading to:

CONSERVATORY/BOOT ROOM 2.4m x 2.31m (7'10" x 7'6")

Having UPVC double glazed surround and double glazed door to rear garden.

BEDROOM ONE 3.07m x 2.91m plus wardrobes (10'0" x 9'6" plus wardrobes)

Having double glazed window to front, radiator, range of built in wardrobes.

BEDROOM TWO 2.89m max x 2.48m max (9'5" max x 8'1" max)

Having double glazed window to front, radiator and built in cupboard.

BATHROOM

Refitted with P shaped bath with thermostatic and electric shower over, vanity wash hand basin, WC with concealed cistern, radiator, shaver point, wet room style flooring and built in linen cupboard.

EXTERNALLY

To the front of the property the garden is open plan and

laid to lawn with attractive flower borders/rockery. A block paviour driveway with tandem parking for a number of cars leads to the rear of the property and onto the GARAGE (6.49m x 2.31m) having an electric roller door, double glazed to rear, work bench and double glazed door to side. The rear garden is a particular feature of the property and has paved patio area and extensively laid to lawn with shrub and flower borders and enclosed by fencing with views towards the school grounds and garden shed.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: C (£2,098.30)

Broadband: Fibre to the Cabinet

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.

