

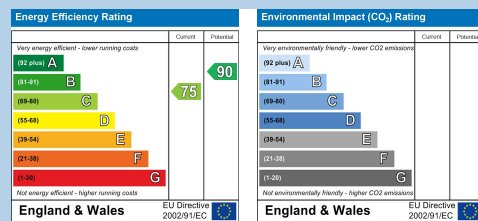
GROUND FLOOR
APPROX. FLOOR AREA 313 SQ.FT. (29.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 293 SQ.FT. (27.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR AREA 293 SQ.FT. (27.2 SQ.M.)

3 LIBRARY TERRACE DURSLEY GL11 4JJ.
TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)

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3 Library Terrace Dursley GL11 4JJ

Asking Price
£255,000



SPACIOUS THREE STOREY THREE BEDROOMED TOWN HOUSE IN EXTREMELY CONVENIENT TOWN CENTRE LOCATION WITH ALLOCATED PARKING. ENTRANCE HALL, CLOAKROOM, KITCHEN, LIVING ROOM, TWO FIRST FLOOR BEDROOMS, BATHROOM/WC, SECOND FLOOR MASTER SUITE WITH BEDROOM AND ADJOINING EN-SUITE SHOWER ROOM/FOURTH WC, GARDEN, MUST BE SEEN, ENERGY RATING C

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3 Library Terrace, Dursley, GL11 4JJ

DESCRIPTION

This well located town house is approximately nine years old. A feature of the property is its proximity to the town centre, which is a flat and short walk away with the local bus station also being close at hand. On the ground floor there is a cloakroom, fitted kitchen and living room. On the first floor there is a double bedroom with en-suite shower, further single bedroom and family bathroom. The master bedroom can be found on the second floor, which is well proportioned and benefits from an en-suite shower room / 4th WC. Externally there is a low maintenance garden and allocated parking. Properties of this type and in this position in the town centre rarely become available and we recommend a viewing at your earliest opportunity.

DIRECTIONS

From Dursley town centre, proceed in a westerly direction passing Sainsbury's supermarket on the right hand side. Upon approaching the roundabout continue straight onto Library Terrace and the property will be located shortly on the right hand side. Vehicular access can be found a further 20 metres, taking a right onto Legion Close and follow the road round to the right hand side and the parking will be located at the end of the road and is the left hand side.

SITUATION

This conveniently located town house is situated in the centre of Dursley on Library Terrace, May Lane and offers an ideal position to nearby transport and amenities. The town has a range of services including Sainsbury's supermarket, library, swimming pool, sports hall and 18 hole golf course at Stinchcombe Hill. Also, within a short walk is Rednock Comprehensive School. Dursley and Cam have a choice of four primary schools. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. Cam and Dursley 'Park and Ride' railway station can be found in Box Road, Cam and the station has onward connections to the national rail network

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 radiator and stairs to first floor.

CLOAKROOM

Having wash hand basin, WC and radiator.

LIVING ROOM 3.96 narrowing to 2.85 x 3.73 (13'0" narrowing to 9'4" x 12'3")

Having radiator, double glazed French doors to rear and understairs storage cupboard.

KITCHEN 3.59 x 1.83 (11'9" x 6'0")

Having a range of wall and base units with laminated work surfaces over incorporating stainless steel single drainer sink unit, inset gas hob with cooker hood over, built-in oven. Integrated fridge/freezer, integrated dishwasher, Ideal gas boiler supplying radiator central heating and double glazed window to front.

ON THE FIRST FLOOR

LANDING

Stairs to second floor and radiator.

EN-SUITE

Having shower cubicle with mixer shower, WC, wash hand basin and radiator.

BEDROOM TWO 3.94 x 3.0 narrowing to 2.3 (12'11" x 9'10" narrowing to 7'7")

Having double glazed window to rear, radiator and door to:

BATHROOM

Having panelled bath, wash hand basin, WC, double glazed window and radiator.

BEDROOM THREE 2.82 x 1.8 (9'3" x 5'11")

Having double glazed window to front and radiator.

BATHROOM

Low level suite comprising pedestal wash hand basin, low level WC, panelled bath, double glazed window to front and radiator.

ON THE SECOND FLOOR

LANDING

With airing cupboard housing pressurised hot water storage tank.

BEDROOM ONE 5.12 x 3.95 narrowing to 2.89 (16'10" x 13'0" narrowing to 9'6")

Having two double glazed windows to front, radiator and door to:

EN-SUITE SHOWER ROOM

Having shower cubicle, WC, wash hand basin, double glazed window to rear and radiator.

EXTERNALLY

To the front of the property there is a shallow shrub border and path leading to the front door and canopy porch. There is shared vehicle access to a parking bay at the rear with allocated parking. A pedestrian gate gives access to the rear garden which is enclosed by fencing and laid to lawn with GARDEN SHED and small patio area.

AGENTS NOTE

All mains services are understood to be connected. There is a water meter.

Gas fired radiator central heating.

Council Tax Band: 'C' (£1,870.26 payable)

Tenure: Freehold

There is a charge of £245.00 per annum payable to Warwick Estates for the upkeep of the rear car park bushes and general upkeep of shared areas.

Broadband: 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.

