



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	

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5 Kingshill Road, Dursley,  
GL11 4DQ

Price Guide  
£295,000



ATTRACTIVE 1930S SEMI-DETACHED HOUSE, LARGER THAN AVERAGE ACCOMMODATION, CLOSE TO PARADE OF SHOPS AND WITHIN WALKING DISTANCE OF TOWN CENTRE, RECESSED ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM/WC, LIVING ROOM, DINING ROOM, KITCHEN, THREE BEDROOMS, BATHROOM, GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZED, GARDEN, PARKING, POTENTIAL FOR REARRANGEMENT OF ACCOMMODATION TO FOUR BEDROOMS. MUST BE SEEN.  
ENERGY RATING D

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# 5 Kingshill Road, Dursley, GL11 4DQ

## SITUATION

This well proportioned semi-detached house occupies a prominent position on Kingshill Road. The property is within walking distance of Dursley town centre with its range of shopping facilities which includes Sainsbury's supermarket, boots chemist and numerous independent retailers together with library, swimming pool, sports hall, community centre and Rednock Comprehensive School. In addition there are two golf courses at Stinchcombe Hill and Cotswold Edge. Dursley is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Park and Ride railway station can be found in Box Road in Cam and which has regular services to Gloucester and Bristol and onward connections to the National Rail Network.

## DESCRIPTION

This attractive semi-detached house was constructed approximately 80 years ago and has been in the same ownership for nearly 60 years. The property is now in need of general improvement and sits in a good size garden. The property is much larger than average with the master bedroom having potential to be split into two bedrooms if required to make the property a four bedroom house. The property is accessed by the recessed entrance porch leading to entrance hall, spacious living room with French doors leading onto the garden, separate dining room, kitchen. On the first floor as previously mentioned the much larger than average master bedroom, second double bedroom and third single bedroom along with bathroom. Externally there is a lawned front garden and driveway with parking leading to garage which is now in need of replacement. The garden is of a good size and attractively laid out. The property has gas fired radiator central heating and extensive double glazing and although now in need of updating this would make a good family home.

## 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).

## RECESSED ENTRANCE PORCH

## ENTRANCE HALL

Having Period stained wooden front door, understairs storage cupboard and radiator.

## LIVING ROOM 4.58m x 3.14m (15'0" x 10'3")

Having double glazed window to front, double glazed French doors to rear, tiled fireplace, picture rail and radiator.

## DINING ROOM 2.92m x 3.32m (9'6" x 10'10")

Having double glazed window, double radiator, picture rail.

## KITCHEN 3.86m (narrowing to 2.97m) x 2.25m (12'7" (narrowing to 9'8") x 7'4")

Having a range of dated wall and base units, stainless steel single drainer sink unit, gas cooker point, double glazed window, part glazed door to side, wall mounted Vaillant gas boiler supplying radiator central heating and domestic hot water.

## CLOAKROOM

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

## ON THE FIRST FLOOR

## LANDING

Having double glazed window to front, access to loft space and linen cupboard.

## BEDROOM ONE 5.73m x 3.04 (narrowing to 2.44m) (18'9" x 9'11" (narrowing to 8'0"))

Having double glazed windows to front and rear, airing cupboard housing hot water storage tank and adjoining linen cupboard and radiator.

## BEDROOM TWO 2.98m x 3.02m (9'9" x 9'10" )

Having double glazed window to front, tiled fireplace, radiator and picture rail.

## BEDROOM THREE 2.59m x 2.57m (8'5" x 8'5")

Having double glazed window to rear and radiator.

## BATHROOM

Having low level suite comprising wash hand basin, WC and panelled bath, double glazed window to rear and radiator.

## EXTERNALLY

To the front of the property there is low boundary walling with hedge and the front garden is laid to lawn with flower border. Double vehicular gate leads via tarmacadam driveway with tandem parking space for a number of cars to double gate which in turn leads to GARAGE building, which is now in need of replacement. The rear garden is a good size and laid to lawn with flower borders, shrubs, conifers and former vegetable plot.

## AGENT NOTES

Tenure: Freehold

All mains services are understood to be connected.

Gas fired radiator central heating

Council Tax Band: C (£2098.30 payable).

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

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

## 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.

