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33 Ryder Close, Dursley,  
GL11 5SG

Price Guide  
£340,000



IMMACULATELY PRESENTED DETACHED BUNGALOW WITH OUTSTANDING VIEWS, AMPLE OFF ROAD PARKING FOR A NUMBER OF CARS AND GARAGE, SET BACK AND ELEVATED POSITION, END OF CUL-DE-SAC LOCATION, SMALL ENTRANCE PORCH, ENTRANCE HALL, LIVING/DINING ROOM, MODERN KITCHEN, SHOWER ROOM, TWO BEDROOMS, GAS CENTRAL HEATING, SOUTH-WESTERLY FACING ATTRACTIVELY LAID OUT GARDEN TO REAR, NO ONWARD CHAIN. ENERGY RATING: D.

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# 33 Ryder Close, Dursley, GL11 5SG

## SITUATION

This detached bungalow occupies a pleasant position in Ryder Close. The property is within a few minutes' drive of Cam village centre, which offers a range of facilities including: Tesco supermarket, post office, independent retailers, doctors and dentists surgeries. The centre of Dursley is approximately one mile distant and offers a more comprehensive range of facilities including: Sainsbury's supermarket, an interesting range of shops, swimming pool, library, fitness centre, bowling green and secondary schooling. Cam is well located for commuting to the larger centres throughout the South West via the A38 and M5/M4 motorway network and also has 'Park and Ride' railway service with regular services to Gloucester, Bristol and Cheltenham and onward connections to the National Rail network.

## DIRECTIONS

From Dursley town centre, proceed North West out of town on the A4135, proceeding straight across at the first, second and third mini roundabouts, after the third mini roundabout take the first turning on the right into Woodview Road. Continue, taking the third turning on the right onto Ryder Close, proceed for approximately 100 metres taking the left hand turning, continue down the incline and the property will be located on the left-hand side after a further 150 metres.

## DESCRIPTION

This property has been in the same ownership for over 30 years and is now being offered to the market with no onward chain. This bungalow remains in an updated and well presented condition with modern fitted kitchen and shower room, extensive updated flooring and modern double glazing. The property is pleasantly situated at the end of this popular cul-de-sac and is set back from the road in an elevated position with lovely views from the garden. The garden is a particular feature which is a good size with large patio and pergola with a beautiful arrangement of flowers and shrubs and benefits from being South-westerly facing. The property briefly comprises; small entrance porch, entrance hallway, living/dining room, kitchen, two bedrooms and shower

room. There is a garage to side with driveway and tandem parking for two/three cars.

## 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 PORCH

Double glazed door and panel, leading to:

### ENTRANCE HALLWAY

Double glazed front door and side panel, radiator, airing cupboard with gas boiler.

**LIVING/DINING ROOM 6.35m x 3.61m  
narrowing to 2.97m (20'9" x 11'10" narrowing to 9'8")**

Three double glazed windows to front and side, two radiators.

**KITCHEN 3.05m x 2.76m (10'0" x 9'0")**

Fitted kitchen with base and wall units, toll top laminate work surface over, space and plumbing for washing machine, one and half bowl stainless steel sink and drainer, radiator, gas oven and combination microwave grill, gas hob with extractor over, integrated tall fridge freezer, double glazed window and door to side.

**BEDROOM ONE 3.40m narrowing to 2.53m x 3.04m (11'1" narrowing to 8'3" x 9'11")**

Double glazed window to rear, radiator, built in wardrobe.

**BEDROOM TWO 2.67m x 2.13m (8'9" x 6'11")**

Double glazed French doors to garden, built in wardrobe, radiator.

### SHOWER ROOM

Shower cubicle with mixer shower, vanity wash hand basin, low level wc, heated towel rail, double glazed window to side.



## EXTERNALLY

The rear garden has large flagstone patio with pergola, steps to laid to lawn garden with flower beds and borders, path to rear, trellis, two taps, pond. The garden is enclosed by wood panel fencing and benefits from its South-westerly facing aspect. Side access leads to front which has GARAGE and tarmac driveway providing parking for two/three cars. There is a further well presented lawned garden to front.

## AGENTS NOTE

Tenure: Freehold.  
All mains services are believed to be connected.  
Council Tax Band: D (£2,238.51)  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

Property is subject to probate which has been granted. Fibre broadband is available to the property.

## 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.

