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10 Orchard Leaze, Dursley,
GL11 6HT

Price Guide
£325,000



THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE PLUS DRIVEWAY PARKING, SUPERB PANORAMIC VIEWS TO FRONT, ENCLOSED AND RECENTLY UPDATED REAR GARDEN, LARGER THAN AVERAGE GARAGE, ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, CLOAKROOM/2ND WC, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM. ENERGY RATING: D.

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SITUATION

This semi-detached home occupies a pleasant position within Orchard Leaze and has fabulous views overlooking the nearby fields and woodlands to front. The property is within walking distance of a local parade of shops which includes: convenience store, award winning butchers and hairdressers. Cam Woodfield Primary School is also within walking distance along with a number of country walks including the local beauty spot of Stinchcombe Hill, and the Leaf and Ground cafe & garden centre. The centres of both Cam and Dursley are within a five minute drive and each offers a range of independent retailers and supermarkets, whilst Dursley also has Rednock Comprehensive School, swimming pool, library and hospital. Both centres also have doctors and dentist surgeries. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed north west out of town in a north westerly direction on the A4135 (Kingshill Road), at the second mini roundabout take the first exit signposted Wotton-under-Edge, after approximately half a mile turn right just before Yew Tree House and turn immediately left into The Quarry, continue for approximately 250 metres turning left into Orchard Leaze and proceed for approximately 150 metres, and number 10 can be found on the right hand side.

DESCRIPTION

This property has been in the same ownership for over five years, is in good decorative order and would be an ideal family home or even first time buyer opportunity. The current owners have updated the roof, added new flooring internally and created a low maintenance pleasant garden area to rear. The property previously had a passageway to the side of the garage which has now been commandeered to create an open larger than average garage. The property briefly comprises; entrance hallway, living room, dining room, kitchen, utility room and cloakroom. On the first floor there are three bedrooms and family bathroom. The property benefits from double glazing and gas central heating.

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

Double glazed front door, radiator, under stair storage cupboard, stairs to first floor.

LIVING ROOM 4.19m x 3.66m (13'8" x 12'0")

Double glazed window to front, radiator.

KITCHEN 2.97m x 2.74m (9'8" x 8'11")

Fitted kitchen with base and wall units, roll top laminate work surface over, one and half bowl stainless steel sink and drainer, radiator, double glazed window to rear, electric cooker point, radiator, opening into:

DINING ROOM 3.25m x 2.97m (10'7" x 9'8")

Double glazed sliding door to garden, radiator.

UTILITY ROOM 2.64m x 2.03m (8'7" x 6'7")

Base and wall units, roll top laminate work surface over, space and plumbing for washing machine and tumble dryer, double glazed window and door to rear, heated towel rail, door to garage, further door to:

CLOAKROOM

Low level wc, wall mounted wash hand basin, radiator, double glazed window to rear.

ON THE FIRST FLOOR

LANDING

Access to loft space, double glazed window to side.

BEDROOM ONE 4.19m x 3.66m (13'8" x 12'0")

Double glazed window to front, radiator.

BEDROOM TWO 3.18m x 2.97m (10'5" x 9'8")

Double glazed window to rear, radiator.

BEDROOM THREE 2.74m (max) x 2.49m (max) (8'11" (max) x 8'2" (max))

Double glazed window to front, radiator.

FAMILY BATHROOM

Bath with shower off tap, airing cupboard with gas boiler, heated towel rail, low level wc, wash hand basin with pedestal.

EXTERNALLY

The rear garden has been recently landscaped with flagstone patio, tap, raised decking area. The garden is enclosed by wood panel fencing. To the front of the property there is a GARAGE (5.10m x 3.66m) which has light and power, space for tall standing fridge freezer, electric roller door and double glazed door to front. There is a driveway providing parking for one car to front with steps to front door and further lawned garden to front.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Council Tax Band: C (£1,989.79). Broadband: Fibre to the Premises 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.

