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61 Rosebery Park, Dursley,
GL11 4NS

Price Guide
£225,000



THREE BEDROOM PROPERTY WITH NO ONWARD CHAIN, DRIVEWAY PARKING FOR ONE, SINGLE STOREY EXTENSION TO REAR, TUCKED AWAY CUL-DE-SAC POSITION, ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINER, DOWNSTAIRS SHOWER ROOM, THREE FIRST FLOOR BEDROOMS, ENCLOSED REAR GARDEN. ENERGY RATING: D.

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SITUATION

This three bedroom home is situated in the sought after location of Rosebery Park in the Highfields area of Dursley and benefits from a cul-de-sac position. The property is within a few minutes walk of the local Co-op and is also within walking distance of the town centre, which offers a range of services including supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive school. Also within walking distance is Dursley primary school. Dursley is well placed for travel throughout the south west via the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed north west out of town in a south easterly direction on the A4135, continuing to the mini-roundabout and taking the first exit signposted Stroud and Uley on the B4066 and bearing right. Continue taking the second turning on the right into Highfields Approach and follow the road as it bears to the left and to the right and continue into Rosebery Park. Take the first turning on the right hand side onto Rosebery Park and the property will be located straight ahead.

DESCRIPTION

This property has been in the same ownership for a number of years and benefits from a single storey extension to rear, creating an open plan kitchen/dining arrangement. This terraced home has three good sized first floor bedrooms and a modern downstairs shower room. The property briefly comprises; entrance hallway, living room, kitchen/diner and shower room. On the first floor there are three bedrooms. Externally, there is an enclosed rear garden with side access to front which has driveway parking for one. This property is offered to the market with no onward chain.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed front door, radiator, stairs to first floor.

LIVING ROOM 4.23m narrowing to 3.86m x 3.66m (13'10" narrowing to 12'7" x 12'0")

Double glazed window to front radiator.

KITCHEN 3.67m x 2.23m (12'0" x 7'3")

Fitted kitchen with base and wall units, roll top laminate work surface over, space for tall standing fridge freezer, one and half bowl stainless steel sink and drainer, space and plumbing for washing machine, storage cupboard under stairs, opening into:

DINING ROOM 2.85m x 2.41m (9'4" x 7'10")

Three double glazed windows to sides and rear, double glazed door to garden, radiator.

SHOWER ROOM

Walk-in electric shower, vanity wash hand basin, low level wc, double glazed window to rear, heated towel rail.

ON THE FIRST FLOOR

LANDING

Access to loft space which has ladder.

BEDROOM ONE 3.59m narrowing to 3.01m x 2.98m (11'9" narrowing to 9'10" x 9'9")

Double glazed window to front, two fitted wardrobes plus walk-in wardrobe.

BEDROOM TWO 4.33m x 2.18m (14'2" x 7'1")

Two double glazed windows to rear, radiator, built in wardrobe.

BEDROOM THREE 3.14m x 2.15m (10'3" x 7'0")

Double glazed window to rear, radiator, fitted wardrobe.

EXTERNALLY

To the rear of the property there is a flagstone patio and path with laid to lawn garden, various shrubs, trees, two wooden storage sheds plus greenhouse. The rear garden is enclosed by wood panel fencing. A side gate leads to the front which has driveway parking for one car.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Council Tax Band: B (£1,836.01 payable).

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.

