



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	84	A	A
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-54) E</p> <p>(1-54) F</p> <p>(1-54) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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16 Downham View, Dursley,
GL11 5GB

Asking Price
£365,000



THIS CHARMING 3-BEDROOM END-TERRACED HOUSE IS A GEM WAITING TO BE DISCOVERED AND IS BEING SOLD WITH NO ONWARD CHAIN! SITUATED IN THE SOUGHT-AFTER LOCATION OF DOWNHAM VIEW. HAVING ENTRANCE HALLWAY, LOUNGE WITH PATIO DOORS ONTO THE REAR GARDEN, DINING ROOM/STUDY, KITCHEN WITH BREAKFAST/DINING SPACE, USEFUL UTILITY ROOM AND A SEPARATE DOWNSTAIRS CLOAKROOM. THE FIRST FLOOR OFFERS THREE BEDROOMS TO INCLUDE TWO DOUBLES AND A SINGLE, ALL WITH BUILT IN STORAGE, MASTER HAVING EN SUITE, ADDITIONAL FAMILY SHOWER ROOM. EXTERNALLY A DRIVEWAY LEADS TO SINGLE GARAGE AND THE ENCLOSED REAR GARDEN. THIS PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN, MAKING IT AN ATTRACTIVE OPTION FOR THOSE LOOKING TO MAKE A SWIFT MOVE. DON'T MISS OUT ON THE OPPORTUNITY TO OWN THIS WONDERFUL HOME IN A FANTASTIC LOCATION. CONTACT US TODAY TO ARRANGE A VIEWING AND MAKE THIS PROPERTY YOUR OWN! EPC RATING; C AND TAX BAND: D

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16 Downham View, Dursley, GL11 5GB

SITUATION

The property is pleasantly situated on the outskirts of Dursley in this very popular location which borders an area designated as one of Outstanding Natural Beauty. The property is within a few minutes walk of the attractive green and mill pond and is also well placed for local facilities including the Co-operative store in Rosebery Road. A wider range of shopping facilities along with recreational facilities including swimming pool and sports centre can be found in Dursley town centre. Primary schooling can be found at nearby Dursley Academy and secondary schooling is located at the recently refurbished Rednock Comprehensive School. Being on the edge of town, the property is close to numerous country walks. However, the town is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. There is Park and Ride railway station in Cam village.

DIRECTIONS

If travelling from Dursley town centre proceed south east out of town on the A4135 and at the mini roundabout take the first exit onto the B4066 signposted Stroud/Uley. Proceed for approximately three quarters of a mile to the next roundabout and take the second exit into Downham View. Continue for approximately 50m bearing right and number 16 Downham View can be found after approximately 50m on the right hand side.

DESCRIPTION

This property has recently been updated to offer modern comforts while retaining its classic appeal. As you step inside, you are greeted by a welcoming entrance hallway, spacious lounge boasting patio doors that open onto the rear garden, the separate dining room offers versatility, perfect for entertaining guests or as a playroom for the little ones. The kitchen is a delightful space with breakfast/dining space ideal for enjoying family meals together. Additionally, there is a utility room and a separate downstairs cloakroom for added convenience. On the first floor, you will find three well-appointed bedrooms, with the master bedroom featuring an en suite for that touch of luxury. Ample storage space throughout the property ensures that you can keep everything neatly organized. The views from the rear of the property stretch across towards Cam Peak. The enclosed rear garden offers a private oasis where you can relax and unwind. Off street parking leads to the garage and enclosed rear garden.

This property is being sold with no onward chain, making it an attractive option for those looking to make a swift move. Don't miss out on the opportunity to own this wonderful home in a fantastic location. Contact us today to arrange a viewing and make this property your own!

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

Welcoming space with upvc front door, radiator and stairs to first floor with under stair cupboard.

LOUNGE 6.52m x 3.13m (21'4" x 10'3")

Having coal effect gas fire with surround, radiators and dual aspect with double glazed bay window to the front and patio doors to the rear garden.

DINING ROOM / STUDY 2.89m into bay x 2.84m (9'5" into bay x 9'3")

Versatile room with space for dining or home office, having radiator and double glazed bay window to front.

CLOAKROOM

White suite with WC and wash hand basin.

KITCHEN 3.22m x 2.74m (10'6" x 8'11")

Having wall and base units with worktop over with sink and drainer, built-in oven with 4 ring gas hob and extractor over, space for fridge freezer, and plumbing for dishwasher, double glazed window to rear and space for dining.

UTILITY 1.80m x 1.24m (5'10" x 4'0")

Wall and base units with worktop over, sink and plumbing for washing machine, radiator and access door to rear garden.

ON THE FIRST FLOOR

LANDING

Spacious with radiator, airing cupboard housing approximately 3 year old ATAG gas boiler, double glazed window to rear with views.

MASTER BEDROOM 4.73m max x 3.23m max (15'6" max x 10'7" max)

Having ample storage with built in double wardrobe and single built-in cupboard, radiator and double glazed window to rear.

EN SUITE

With shower cubicle with mains shower, WC and wash hand basin, radiator and double glazed window to front.

BEDROOM TWO 2.96m x 2.80m (9'8" x 9'2")

With built-in wardrobe offering storage solutions, radiator and double glazed window to front.

BEDROOM THREE 2.78m x 2.05m (9'1" x 6'8")

Having built-in wardrobe, radiator and double glazed window to rear with views.

FAMILY SHOWER ROOM

Modern suite with large shower cubicle with shower screen and mains shower, wash basin and WC, ladder radiator and double glazed window to front.

EXTERNALLY

To the front of the property is a small pathway edged by gravel and attractive low maintenance shrubs. To the side of the property is a tarmac driveway providing ample off street parking and leading to the single 'GARAGE' with up-and-over door, a wooden gate leads into the enclosed rear garden with good sized patio area for

alfresco dining and a circular lawned area with attractive gravel pathway leads to a further patio area and to the personal garage door, the garden is edged by mature shrubs and trees.

AGENT NOTES

Tenure: Freehold
 Services: All mains services are believed to be connected
 Council Tax Band: D (£2360.58 payable).
 Broadband: TBC
 Management charges: TBC

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.

