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101 Woodmancote, Dursley,
GL11 4AH

Price Guide
£265,000



ATTRACTIVE AND CHARACTERFUL END TERRACED STONE COTTAGE, NO ONWARD CHAIN, KITCHEN/DINER WITH VAULTED CEILING, FIREPLACE WITH WOODBURNER, GAS CENTRAL HEATING, GOOD SIZED REAR GARDEN WITH PATIO, LIVING ROOM, KITCHEN/DINER, CONSERVATORY/GARDEN ROOM, DOUBLE BEDROOM TO FIRST FLOOR PLUS BATHROOM, TOP FLOOR SPACIOUS ATTIC ROOM WITH VIEWS TO FIELDS AND WOODLANDS, ENERGY RATING: E.

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SITUATION

This attractive end terraced stone cottage is set in this convenient location on the outskirts of Dursley being situated within a few minutes walk of wooded slopes of Stinchcombe Hill. The property borders an area designated as one of Outstanding Natural Beauty which provides numerous country walks. The property is set back from the A4135 which gives easy access to the town centre. The town provides a good range of facilities including Sainsburys supermarket, independent retailers, swimming pool, library, doctors and dentist surgeries and Rednock Comprehensive School. Both Cam and Dursley have a choice of four primary schools and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. Cam village has a Park and Ride railway station with regular services to Gloucester and Bristol with connections to the national rail network.

DIRECTIONS

The property can be found by travelling out of the town in an easterly direction on the A4135 (Woodmancote road) for approximately three quarters of a mile, passing the New Inn pub on the right hand side and the property will be found shortly after on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 24 years and is now offered to the market with no onward chain. In need of general modernisation, this former Weavers cottage is one of the few and rare end terraced properties in this collection of cottages and benefits from being set back from the road with pleasant front and rear gardens. There are plenty of character features including stone walls, wooden beams, woodburner to living room and attractive stone boundary walls to front and rear. Internally, the property briefly comprises: living/dining room, kitchen, conservatory/garden room, first floor bedroom, bathroom, top floor attic room. On-street parking is available close by.

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).

LIVING/DINING ROOM 4.94m (max) x 4.55m (max) (16'2" (max) x 14'11" (max))

Double glazed window and single glazed door to front, two radiators, understairs cupboard, stairs to first floor, woodburner.

KITCHEN 3.52m (max) x 3.00m (max) (11'6" (max) x 9'10" (max))

Fitted kitchen with base and wall units, wooden work surface over, gas cooker point with hood over, ceramic one and half bowl sink and drainer, space and plumbing for washing machine, radiator, single glazed window and door to:

CONSERVATORY/GARDEN ROOM 4.16m (max) x 3.27m (max) (13'7" (max) x 10'8" (max))

Double glazed French doors to rear, perspex roof.

ON THE FIRST FLOOR

LANDING

Gas boiler, stairs to top floor.

BEDROOM TWO 3.30m (max) x 2.80m (max) (10'9" (max) x 9'2" (max))

Double glazed window to front, radiator.

BATHROOM

Bath with shower off tap, low level WC, wash hand basin with pedestal, radiator.

ON THE TOP FLOOR

BEDROOM ONE 4.92m (max) x 4.48m (max) (16'1" (max) x 14'8" (max))

Double glazed window to front, radiator, access to loft space.

EXTERNALLY

To the rear of the property there is a flagstone patio, laid to lawn garden which is enclosed by stone walling and wood panel fencing. To the front of the property there is a further pleasant lawned garden with gate to footpath.

AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected.
Gas central heating.

Council Tax Band: C (£2098.3 payable).
Broadband: Overhead/underground wire (not fibre).
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.

