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22c Union Street, Dursley,
GL11 4JT

Asking Price
£260,000



IMMACULATELY PRESENTED THREE BEDROOM MID TERRACE PROPERTY WITH OUTSTANDING VIEWS TO THE FRONT AND LOCATED CLOSE TO THE TOWN CENTRE, CONSTRUCTED 2017, HAVING ENTRANCE HALLWAY, KITCHEN/DINER, LOUNGE/DINER WITH FRENCH DOORS ONTO THE REAR ENCLOSED COURTYARD GARDEN, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, CONTEMPORARY BATHROOM WITH VIEWS, TWO ALLOCATED PARKING SPACES. ENERGY RATING: B.

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SITUATION

This select development of just five properties is conveniently located in this elevated position in Union Street, which is within walking distance of Dursley town centre. The town has a range of local shops along with a swimming pool, sports hall, library and Sainsbury's supermarket. There is a choice of four primary schools in Cam and Dursley and comprehensive schooling can be found at Rednock School. The property is situated on the lower slopes of Stinchcombe Hill and there are numerous country walks throughout the adjoining woodland. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed out of town in a south easterly direction through Silver Street on the A4135. At the end of the rank of shops turn right into Henlow Drive and proceed up the incline to the mini roundabout bearing right and then continue for approximately 50 metres turning left into Union Street continuing taking the next turning on the left into Weavers Drive and the property will be found on the right hand side.

DESCRIPTION

Constructed in 2017 with the outstanding balance of a 10 year NHBC warranty, this three bedroom terraced house is located in an attractive elevated position on a popular cul-de-sac close to Dursley town centre and having outstanding views to the front. The accommodation is fitted to a high standard and comprises: spacious entrance hall with bespoke fitted understair storage, the modern fitted kitchen has a good range of units with built-in appliances and has stunning views across the escarpment, good size cloakroom and large lounge/diner with patio doors leading out to the south facing rear courtyard garden. On the first floor there are three decent sized bedrooms along with a contemporary family bathroom with separate shower and stunning elevated views. The property has two allocated parking spaces to the front, gas fired radiator central heating and double glazing throughout.

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

A welcoming and spacious entrance having stairs to first floor bespoke fitted understair storage cupboards, radiator and attractive tiled flooring.

KITCHEN/DINER 3.72m x 2.50m (12'2" x 8'2")

A range of modern wall and base units with worktop over, having inset sink and drainer which sits below the double glazed window to front offering outstanding views across Dursley and beyond. This modern kitchen is offered with built-in appliances to include electric oven, 4 ring gas burner hob with extractor over, built-in dishwasher, plumbing for washing machine, space for fridge freezer, Worcester boiler, radiator, the attractive tiled flooring flows through from the hallway to offer a spacious and seamless feel.

LOUNGE/DINER 4.39m x 4.27m (14'4" x 14'0")

Larger than average space ideal for any young family, having large patio doors and double glazed side screens providing ample light throughout and bringing the outside in, there is space for dining, radiator.

CLOAKROOM

Having WC and wash hand basin, radiator, attractive tiled flooring flows through from the hallway.

ON THE FIRST FLOOR

LANDING

Staircase leading to landing area with loft access.

BEDROOM ONE 4.64m x 2.41m (15'2" x 7'10")

With radiator, good storage space, double glazed dormer window to front offering far reaching views across Dursley and beyond.

BEDROOM TWO 4.41m x 2.41m (14'5" x 7'10")

Having radiator, double glazed window to rear overlooking the south facing rear courtyard garden.

BEDROOM THREE 3.43m x 1.84m (11'3" x 6'0")

Well spaced for a third bedroom having radiator and double glazed window to rear.

FAMILY BATHROOM

Modern and contemporary suite comprising: bath with mixer tap, separate shower cubicle with mains shower, pedestal wash basin and WC, ladder radiator, fully tiled throughout, double glazed window to front offering exceptional views across the escarpment.

EXTERNALLY

To the front of the property there are two allocated parking spaces for off street parking, steps lead to either side of the terrace with a shared walkway giving access to the front of the property. To the rear of the property a south facing courtyard garden offers privacy for al fresco dining, having good size patio area and attractive tiered stone walling and wooden boundary fence.

AGENT NOTES

Tenure: Freehold
Services: All main services are believed to be connected
Council Tax Band: B (£1836.01 payable).
Broadband: Asymmetric Digital Subscriber Line
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.

