



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	50	A	B
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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14 Hicks Avenue, Dursley,  
GL11 5RD

Price Guide  
£275,000



TWO BEDROOM (FORMERLY THREE) SEMI-DETACHED PROPERTY WITH GARAGE PLUS DRIVEWAY, POPULAR END OF CUL-DE-SAC POSITION, NO ONWARD CHAIN, WELL PRESENTED REAR GARDEN WITH GREENHOUSE PLUS WOODEN SHED, SPACIOUS LIVING ROOM, KITCHEN/DINING ROOM, DOWNSTAIRS BATHROOM WITH SEPARATE CLOAKROOM, TWO LARGE DOUBLE BEDROOMS TO FIRST FLOOR, FURTHER CLOAKROOM/2ND WC. ENERGY RATING: E.

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# 14 Hicks Avenue, Dursley, GL11 5RD

## SITUATION

14 Hicks Avenue occupies a convenient position in this popular area midway between Cam and Dursley centres and is located at the end of this popular cul-de-sac. Cam has a range of local retailers along with Tesco supermarket, three primary schools, and secondary schooling can be found at the nearby Rednock comprehensive school. Dursley town has a wider range of facilities including: Sainsbury's supermarket, a wide range of local retailers along with swimming pool, sports hall, library and eighteen hole golf course at Stinchcombe Hill. The property is well located for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network.

## DIRECTIONS

If travelling out of Dursley proceed in a north westerly direction out of town on the A4135 proceeding straight across at the first and second mini-roundabouts, after the second mini-roundabout take the second turning on the right into The Drive and continue, taking the second turning on the left into The Crescent, proceed 100 meters and take the second turning on the left to Hicks Avenue and the property will be located on the right hand side towards the end of the cul-de-sac.

## DESCRIPTION

This property was constructed approximately 60 years ago and has been in the same ownership since new. Whilst some updating may be undertaken by prospective buyers, updates over previous years have been carried out including cavity wall insulation circa 24 years ago, new electric consumer unit 2010, extensive modern double glazed windows and doors and the driveway updated in 2019. The property was formerly three bedrooms with the third bedroom now been converted to an upstairs cloakroom. The property briefly comprises; entrance hallway, living room, kitchen/diner, bathroom with separate cloakroom. On the first floor there are two double bedrooms plus further cloakroom/2nd WC. The gardens are well presented with long driveway leading to garage. The property has spray foam loft insulation which was installed in 2018 which is Lapolla open-cell insulation. Some lenders may not be suitable to lend against this property so we would advise speaking to a financial advisor to discuss this.

## 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 door to side, stairs to first floor, radiator.

## KITCHEN/DINER 3.68m x 3.34m (12'0" x 10'11")

Fitted kitchen with base and wall units, roll top laminate work surface over, stainless steel sink and drainer, space and plumbing for washing machine, electric cooker point, two radiators, double glazed window and door to rear, storage cupboard, gas boiler, space for tall standing fridge freezer, understairs cupboard.

## LIVING ROOM 5.12m narrowing to 4.82m x 3.33m (16'9" narrowing to 15'9" x 10'11")

Double glazed window to front, radiator.

## BATHROOM

Bath with electric shower, wash hand basin, double glazed window to rear, radiator.

## CLOAKROOM

Low level WC, double glazed window to side.

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE 3.77m narrowing to 3.44m x 2.67m (12'4" narrowing to 11'3" x 8'9")

Double glazed window to front, radiator, walk-in wardrobe.

## BEDROOM TWO 4.05m x 3.71m narrowing to 3.02m (13'3" x 12'2" narrowing to 9'10")

Double glazed window to side and rear, under eave cupboard, fitted wardrobe, storage cupboard, radiator, access to loft space which has spray foam insulation, loft light, and is boarded.

## CLOAKROOM/2ND WC

Low level WC, wash hand basin with pedestal, radiator.

## EXTERNALLY

To the rear of the property there is a neat patio area with laid to lawn garden, various shrubs, greenhouse, wooden shed, GARAGE (7.19m x 3.32m) which has inspection pit, light and power, two double glazed windows, front up and over door, wooden door to side. To the side of the property there is a long driveway providing parking for three vehicles leading to further well presented garden to front.

## AGENTS NOTE

Tenure: Freehold.

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

Council Tax Band: C (£1989.79 payable).

Fibre broadband is believed to be available at the property.

Property is subject to probate which has been granted.

## AGENTS NOTE TWO

Spray foam loft insulation installed 2018 (open-cell). Any prospective buyer should speak to their financial advisor/lender to discuss the feasibility of obtaining a mortgage against this property. Bennett Jones have an independent financial advisor which we can introduce, should you need assistance. Please discuss with a member of the sales team.

## 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.

