

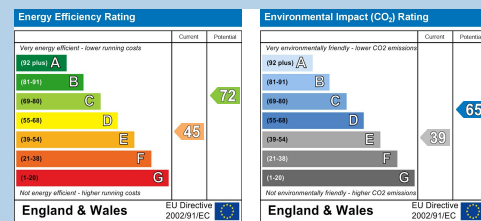


49 Garden Suburb Dursley GL11 4EN

Asking Price
£255,000



THIS CHARACTERFUL PROPERTY IS SET WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN. THE PROPERTY IS IDEAL FOR SOMEONE LOOKING TO ADD THEIR OWN STAMP ON IT AND WOULD BENEFIT FROM GENERAL MODERNISATION. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, FRONT AND REAR GARDENS. EPC: E



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



49 Garden Suburb, Dursley, GL11 4EN

SITUATION

This deceptively spacious character house is situated in the leafy Garden Suburb area of Dursley, which is a cul de sac of older style town houses within walking distance of the town centre. Dursley town has a comprehensive range of facilities including Sainsbury's supermarket, a range of local traders and, in addition, there is a choice of three primary schools along with Rednock Comprehensive School. 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 in Box Road with regular services to Gloucester, Bristol and Cheltenham and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction along the A4135 (Kingshill Road). Take the second turning on the left into Garden Suburb and proceed up the incline turning left and then a further left following the road round, follow the road right and number 49 can be found at the top of the incline on the left hand side.

DESCRIPTION

This characterful property has been in the same ownership for a number of years and is currently being used to provide rental income. The property would benefit from overall modernisation and ideal for someone looking to put their own stamp on it. The property is accessed from the side of the house leading into a hallway with the living room and dining room to either side. Beyond the dining room is a good size kitchen with access out to the garden. On the first floor are three good sized bedrooms and a family bathroom. A viewing is highly recommended to appreciate what potential this property has to offer.

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

Having radiator, stairs to first floor with under-stair cupboard.

LOUNGE 3.89m x 3.04m (12'9" x 9'11")

Having double glazed window, radiator, fireplace with stone surround.

DINING ROOM 3.99m x 3.34m (13'1" x 10'11")

Having double glazed window, radiator.

KITCHEN 3.89m x 3.04m (12'9" x 9'11")

Having wall and base units with work top over and tiled splashback, integrated oven, grill and electric hob with extractor over, space for fridge freezer, washing machine and dishwasher, one and a half bowl sink with mixer tap, radiator, double glazed window and door to rear.

FIRST FLOOR LANDING

Having two double glazed windows, access to loft, airing cupboard housing hot water cylinder.

BEDROOM ONE 3.87m (narrowing to 3.07m) x 3.52 (12'8" (narrowing to 10'0") x 11'6")

Having radiator and double glazed window.

BEDROOM TWO 3.34m x 2.99m (10'11" x 9'9")

Having radiator and double glazed window.

BEDROOM THREE 3.02m x 1.89m (9'10" x 6'2")

Having radiator and double glazed window.

BATHROOM

Having radiator, low level WC, wash hand basin with pedestal, bath with electric shower over, double glazed window.

EXTERNALLY

To the front of the property is a small enclosed lawn area bound by stone wall and iron gate. At the rear of the property is a garden separated from the property by a

right of access for the adjoining neighbours. The garden is mostly laid to lawn with various shrubs and trees with a garden shed and small patio area at the bottom.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: B (£1,836.01 payable)

There is a pedestrian right of way at the back giving access to neighbouring gardens.

Broadband: TBC

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.

