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42 Uley Road, Dursley,
GL11 4NN

Asking Price
£365,000



SPACIOUS SUBSTANTIALLY EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE, OUTSKIRTS OF DURSLEY, VERSATILE ACCOMMODATION WITH POTENTIAL FOR FOURTH BEDROOM, ENTRANCE HALL, CLOAKROOM, SPACIOUS LIVING ROOM, FURTHER RECEPTION ROOM/POTENTIAL FOURTH BEDROOM, UTILITY, MODERN ATTRACTIVELY FITTED KITCHEN, THREE GOOD SIZE DOUBLE BEDROOMS, LARGE BATHROOM, MASTER WITH EN SUITE SHOWER ROOM/THIRD WC, ATTRACTIVE ENCLOSED SOUTH FACING REAR GARDEN WITH DECKING, GAS CENTRAL HEATING, DOUBLE GLAZING. MUST BE SEEN. ENERGY RATING: D

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DIRECTIONS

Proceed out of town on A4135 in a south easterly direction passing the town hall on the right and continue into Silver Street, and up the incline into Bull Pitch. Take the first exit on the roundabout and then bear right on the B4066 signposted Uley. Continue on this road passing the pedestrian crossing and continue for a further 100 metres and No. 42 Uley Road will be found on the right hand side.

SITUATION

This well extended semi-detached house is situated on the outskirts of Dursley in the popular Uley Road. The area borders one designated as of Outstanding Natural Beauty and is close to the popular Cotswold village of Uley. Dursley town centre with its range of amenities is within a few minutes drive which includes Sainsbury's supermarket, a range of independent retailers, doctors and dentists surgeries. Within walking distance of the property there is the popular Dursley Academy which is a primary school and Rednock Comprehensive School can be found close to the town centre. The town is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a Park and Ride railway station with onward connections to the national rail network.

DESCRIPTION

This spacious semi-detached house provides large accommodation with approximately 1400 square feet of living space. The property has been well maintained and each room is well proportioned with versatile accommodation. The ground floor is accessed via entrance hall with cloakroom, there is a dining room/music room, kitchen fitted with a range of solid wood Ercol units with wooden work surfaces over with range cooker and Belfast style sink. The extended spacious living room would be ideal for someone with dependent relative and the living room would double as a fourth bedroom with its own entrance and potential kitchen in the adjoining utility area. On the first floor there are three extremely well proportioned bedrooms, the master bedroom having en suite shower room and in addition there is an attractive spacious family bathroom having large shower cubicle and bath. Externally to the front of the property there is a block paved parking area for two/three cars and the gardens have been well maintained with attractive range of decked areas, patio, lawn and enclosed by hedging. Properties of this size and finish rarely become available and we would suggest viewing at your earliest opportunity.

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).

RECESSED ENTRANCE PORCH

Leading to:

ENTRANCE HALL

With composite front door with double glazed window, stairs to first floor, understairs storage cupboard, radiator.

CLOAKROOM

Having wash hand basin, WC, extractor fan, tiled floor.

DINING/MUSIC ROOM 6.97m x 3.53m (narrowing to 3.2m) (22'10" x 11'6" (narrowing to 10'5"))

Attractive Maple wood solid floor, two radiators, double glazed window to front, double glazed French doors to rear, former fireplace (which we understand could be re-instated).

KITCHEN 6.2m x 2.47m (20'4" x 8'1")

Fitted with an attractive range of painted wood Ercol solid units with solid wood work surfaces over, enamel double bowl Belfast style sink unit, glazed display cabinet, plumbing for dishwasher, fitted gas range with cooker hood over, radiator, double glazed window, gas system boiler supplying radiator central heating and domestic hot water, tiled flooring, double glazed door to side.

UTILITY ROOM 3.73mx 1.79m (12'2"x 5'10")

Plumbing for washing machine, double glazed door to front with double glazed side screen, sink unit, laminate flooring.

LIVING ROOM/POTENTIAL BEDROOM 4.97m x 3.71m (16'3" x 12'2")

Having patio door to rear with two double glazed side screens, laminate flooring, radiator.

ON THE FIRST FLOOR

LARGE LANDING

Two light tubes, radiator.

BEDROOM ONE 3.95m x 3.74m (12'11" x 12'3")

Double glazed window to front, radiator, laminate flooring.

EN SUITE SHOWER ROOM

Shower cubicle with mixer shower, two vanity wash hand basins, radiator, WC, roof light, double glazed window to rear.

BEDROOM TWO 4.18m x 3.52m (13'8" x 11'6")

Double glazed window to rear, radiator, Victorian style fireplace, picture rail.

BEDROOM THREE 4.42m x 2.71m (14'6" x 8'10")

Radiator, double glazed window to front, laminate flooring, picture rail, Victorian style fireplace.

FAMILY BATHROOM

Being of a good size and having large shower cubicle with mixer shower, double glazed window to rear, wash hand basin, WC, bath, airing cupboard housing hot water storage tank, stainless steel ladder towel rail, radiator.

EXTERNALLY

To the front of the property the garden is bound by tall laurel hedging giving a high degree of privacy with block paver parking for two/three cars. The south facing rear garden is of a good size and enclosed by hedging and laid to lawn with a range of tiered decked areas, patio, tree and garden shed.

AGENT NOTES

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

Council Tax Band: C (£2098.30 payable).

Restrictive Covenant stating that no trade or business shall be carried out upon the premises.

Broadband: Fibre to the Premises.

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

By appointment with the owner's sole agents as over.

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.



Ground Floor



First Floor

