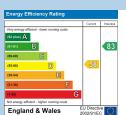
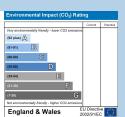
Bennett A Jones **PARTNERSHIP**

ESTATE AGENTS · LETTING AGENTS · VALUERS · SURVEYORS









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

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.



ESTATE AGENTS · LETTING AGENTS · VALUERS · SURVEYORS

22 Tennyson Road, Dursley, **GL11 4PZ**

Price Guide £340,000



THREE/FOUR BEDROOM EXTENDED SEMI-DETACHED HOME WITH THREE RECEPTION ROOMS AND WESTERLY FACING REAR GARDEN, OUTSIDE BAR/GARDEN ROOM, HOT TUB AND WORKSHOPS/SHED, OPEN PLAN KITCHEN/DINER, INTERNAL BI-FOLD DOORS TO LIVING ROOM, VERSATILE AND FLEXIBLE ACCOMMODATION, OFFICE/4TH BEDROOM, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM. ENERGY RATING: D.

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW









22 Tennyson Road, Dursley, GL11 4PZ

SITUATION

This semi-detached home is situated in a pleasant position and has impressive views towards the wooded slopes of Stinchcombe Hill and the surrounding hills. A range of Cotswold walks and rides are easily accessible, along with a range of sports facilities. The historic market town of Dursley is just a few minutes drive or bus ride away and provides varied educational, shopping and recreational facilities along with the Vale Community Hospital. Good access to the main road and rail network brings the larger centres of Bristol. Gloucester and Cheltenham within daily commuting distance.

DIRECTIONS

From the town centre proceed south east out of town on the A4135 passing the Town Hall and through Silver Street taking the second exit at the mini roundabout, continue out of the town for approximately three quarters of a mile passing the New Inn public house on the right hand side, continue up the incline and take the next turning left into Byron Road, continue turning left into Tennyson Road and number 22 will be found after 75 metres on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 20 years and has been updated and maintained to a good standard by the current owners. Benefiting from an extension to front, conservatory to rear plus bar/garden room, this property offers many options for reception space with its versatile and flexible accommodation. There is a downstairs fourth bedroom which could also be used as a snug or office, open plan kitchen/diner with bi-fold doors to living room, providing the option of creating a flowing space ideal for entertaining guests. The property briefly comprises; hallway leading to living room, bedroom four/office, kitchen/diner, conservatory and cloakroom. On the first floor there are three bedrooms plus shower room. Externally there is a work shop, bar/garden room, patio with hot tub, further workshop and storage shed. The West facing gardens provide a lovely setting to enjoy the laid to lawn garden with driveway parking to front providing parking for two/three cars.

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).

Double glazed front door, opening into:

LIVING ROOM 5.27m x 3.58m (max) (17'3" x 11'8"

Double glazed window to front radiator, bi-fold doors to kitchen/diner.

OFFICE/BEDROOM FOUR 3.81m x 2.43m (12'5"

Double glazed window to side and front, radiator.

KITCHEN/DINER 6.18m x 3.16m (20'3" x 10'4")

Fitted kitchen with base and wall units, wooden work surfaces over, electric oven and grill, electric hob with hood over, space and plumbing for washing machine, under counter space for fridge, stainless steel sink and drainer, radiator, breakfast bar, space for American fridge freezer, double glazed window and door to:

CONSERVATORY 4.79m x 2.84m (15'8" x 9'3")

Double glazed windows and double glazed sliding door to

INNER HALLWAY

Double glazed door to workshop/shed, storage cupboard, stairs to first floor.

CLOAKROOM

Low level wc, wall mounted wash hand basin, double glazed window to side.

ON THE FIRST FLOOR

LANDING

BEDROOM ONE 4.50m (max) x 4.75m narrowing to 3.36m (14'9" (max) x 15'7" narrowing to 11'0")

Double glazed window to rear, radiator, airing cupboard with gas boiler, fitted storage.

BEDROOM TWO 3.47m x 2.33m (11'4" x 7'7")

Double glazed window to front, radiator.





BEDROOM THREE 2.92m x 2.44m (9'6" x 8'0")

Double glazed window to front, radiator.

SHOWER ROOM

Shower cubicle with electric shower, wash hand basin with pedestal, low level wc, double glazed window to side, radiator, storage cupboard.

EXTERNALLY

The rear garden has an outside bar/garden room, flagstone patio with hot tub, laid to lawn garden with further flagstone patio, WORKSHOP (3.94m x 2.37m), wooden shed. The rear order to assist the progress of the sale. Bennett Jones garden is enclosed by wood panel fencing. Rear access leads to side LEAN-TO/WORKSHOP (5.03m x 2.04m) which has double glazed French doors to rear, light and power, and commission which averages £128.00. wooden door to front. There is a driveway providing tandem parking for one/two cars with concrete area providing a further parking space.

AGENTS NOTE

Tenure: Freehold.

All mains services are believed to be connected. Gas central

heating. There is a water meter.

Council Tax Band: C (£2098.3 payable).

Broadband: Fibre to the Premises.

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 Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory

VIEWING

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

