



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	57	A	B

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1 Somerset Avenue, Dursley,
GL11 4PX

Offers In The Region Of
£200,000



THREE BEDROOM SEMI-DETACHED HOUSE ON OUTSKIRTS OF TOWN. ENTRANCE HALL, LIVING ROOM, KITCHEN, GROUND FLOOR BATHROOM, SIDE PORCH, THREE FIRST FLOOR BEDROOMS, PARKING, UNCULTIVATED REAR GARDEN. NO ONWARD CHAIN.
ENERGY RATING: D

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1 Somerset Avenue, Dursley, GL11 4PX

SITUATION

This property is situated in Somerset Avenue, which is in the Whiteway area of Dursley and on the edge of the town and is well placed for a range of walks including the local beauty spot of Stinchcombe Hill. The property is within a few minutes drive of Dursley town centre, which offers a range of shopping facilities including Sainsbury's supermarket and independent retailers. The town also has swimming pool, library, sports hall and community centre. The area has a choice of primary schools with Dursley Academy within walking distance and Rednock Comprehensive School can be found in the town. The adjoining village of Cam has a 'Park and Ride' Railway Station with regular services to Bristol, Gloucester and Cheltenham and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre, proceed South West out of town on the A4135 through Silver Street and Bull Pitch bearing right at the mini-roundabout and continue for approximately half a mile taking the turning on the left just prior to the Green into Cambridge Avenue and bearing left, continue for approximately 100 feet turning right into Somerset Avenue and the property will be found on the left hand side.

DESCRIPTION

This three bedroom semi-detached house was constructed approximately 80 years ago and has been in the same ownership since the 1970's and is now in need of general updating. The accommodation is accessed via entrance hall leading to living room, kitchen, ground floor bathroom and side porch. On the first floor there are three bedrooms. The property has partial gas central heating and block paved parking area to the front for two cars and the rear garden is currently uncultivated. The property is ideal for someone wishing to add value to a property and is now in need of general modernisation and potential re-arrangement of the internal accommodation.

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 HALL

Having double glazed front door, stairs to first floor and radiator.

LIVING ROOM 5.1m x 3.11m (16'8" x 10'2")

Having double glazed window to front, window to rear, radiator and picture rail.

KITCHEN 3.41m x 2.5m (11'2" x 8'2")

Having a range of wall, tall and base units with laminated work surfaces over, stainless steel one and half bowl single drainer sink unit, double glazed window to front, gas cooker point, under stairs storage cupboard and part glazed door to:

SIDE PORCH/CONSERVATORY 4.59m x 1.83m (15'0" x 6'0")

Having part glazed door to side, built-in cupboard, Vaillant gas boiler supplying radiator central heating and domestic hot water.

BATHROOM

Having bath with shower over, WC, wash hand basin, radiator and double glazed window.

ON THE FIRST FLOOR

LANDING

Window to rear.

BEDROOM ONE 4.56m x 2.51m (14'11" x 8'2")

Having double glazed window to side, airing cupboard and radiator.

BEDROOM TWO 3.13m x 2.97m (10'3" x 9'8")

Having double glazed window to front, built-in recessed cupboard and radiator.

BEDROOM THREE 2.14m x 2.07m (7'0" x 6'9")
Having window.

EXTERNALLY

To the front of the property there is a block paved driveway with parking space for two cars and lawn section of garden. A pathway leads to the side and rear of the property to an uncultivated rear garden.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Gas fired radiator central heating.

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

Restrictions/covenants?

Broadband: Fibre to the Premises / Fibre to the Cabinet / 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.

