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6 The Close, Slimbridge,
GL2 7DR

Asking Price
£318,500



THIS TWO BEDROOM BUNGALOW IS LOCATED IN A SOUGHT AFTER LOCATION IN SLIMBRIDGE AND IS SET IN A GENEROUS PLOT. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND WOULD BE PERFECT FOR SOMEONE LOOKING FOR A QUIET SPOT TO ENJOY. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE PORCH, KITCHEN, LOUNGE, TWO BEDROOMS, SHOWER ROOM, CONSERVATORY, GARAGE AND GOOD SIZED REAR GARDEN. EPC: D

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6 The Close, Slimbridge, GL2 7DR

SITUATION

6 The Close is located in the sought after village of Slimbridge. The Close is within walking distance of local facilities including the village hall, historic church, primary school, recreation field and village shop. The village has numerous country walks including the scenic towpath of the Gloucester/Sharpness canal. Slimbridge is home to the world famous Wildfowl and Wetlands Trust, which was founded by Sir Peter Scott. The property is well located for travel throughout the south west via the A38 and M5/M4 motorway network. There is a 'Park and Ride' railway station within five minutes drive with regular services to Gloucester, Bristol and onward connections to the national rail network. The adjoining village of Cam has Tesco's supermarket along with a range of local retailers and secondary schooling can be found in the adjoining centre of Dursley, which also has a wider range of shopping facilities.

DIRECTIONS

From Dursley town centre proceed out of town on the A4135 Kingshill Road in a north westerly direction and proceed across the first two mini-roundabouts. At the third mini-roundabout bear right and proceed down the incline and at the next roundabout take the first exit and proceed through Cam High Street and continue to the roundabout with the A38. Proceed straight across this roundabout into Slimbridge village passing the primary school on the left hand side and continue for 200 metres turning left and then immediately right into The Close. Proceed to the approximately half way to the head of the cul-de-sac and the property will be found on the right hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and has been maintained to a good standard. The addition of the large conservatory at the back facing onto the generous garden provides a wonderful space for someone who enjoys gardens. The garage is larger than a standard single garage with additional storage in the eaves and storage cupboard with plumbing which could be incorporated into the kitchen. The lounge is of a good size as is the main bedroom which has been newly painted and carpeted. There is a further spare bedroom and shower room and at the front of the property is parking for two to three cars in tandem.

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).

PORCH

Having double glazed windows and radiator.

KITCHEN 3.53m x 2.72m (11'6" x 8'11")

Having wall and base units with work top over, integrated appliances including; dishwasher, washing machine, fridge, electric oven and hob with extractor hood over. Stainless steel sink with mixer tap and drainer, radiator, storage cupboard with gas combination boiler. Glass door and side panel leading to:

LOUNGE 4.14m x 3.34m (13'6" x 10'11")

Having double glazed window and two radiators.

INNER HALL

With large cupboard, access to the loft and radiator.

CONSERVATORY 5.32m x 3.47m (17'5" x 11'4")

Double glazed conservatory with part brick walls, two electric heaters.

BEDROOM ONE 3.83m x 3.35m (narrowing to 2.43m) (12'6" x 10'11" (narrowing to 7'11"))

Having double glazed window and radiator.

BEDROOM TWO 3.02m x 2.43m (9'10" x 7'11")

Having radiator and double glazed window.

SHOWER ROOM

Having corner shower cubicle, integral vanity unit with wash hand basin and low level WC, tiled wall, double glazed window and radiator.

GARAGE 6.16m x 2.80m (20'2" x 9'2")

Having up and over door, power, double glazed window, large storage cupboard with plumbing for tap, storage in the eaves.

EXTERNALLY

At the front of the property is a good sized driveway providing parking for two to three cars in tandem and a pleasant lawn area. The rear garden is of generous size and has been maintained to a lovely standard with flower borders, established tree and hedges at the rear with a small gate to the road. There is also a large patio area, perfect for entertaining.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: 'B' (£1,783.04 payable).

Broadband: No Broadband

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

AGENTS NOTES 2

The property is subject to s157 of the Housing Act 1985 and cannot be sold without the consent of Stroud District Council.

The conditions to satisfy s157 are as follows:

The condition is that the person to whom the disposal is made (or, if it is made to more than one person, at least one of them) has, throughout the period of three years immediately preceding the application for consent

1. Having lived in Gloucestershire for the three years up to the application for consent OR having previously lived in Gloucestershire for at least three years
2. Having worked in Gloucestershire for the three years up to the application for consent
3. Being a member of the armed forces and having previously lived in Gloucestershire for at least two years.

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.

