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4 Fortfields, Dursley,
GL11 4JZ

Price Guide
£215,000



TWO BEDROOM COTTAGE WITHIN WALKING DISTANCE OF TOWN CENTRE, EXTENSIVE NEW FLOORING, WOOD BURNER TO LIVING ROOM, ENTRANCE PORCH, LIVING/DINING ROOM, DOWNSTAIRS BATHROOM, KITCHEN, FIRST FLOOR BEDROOM, TOP FLOOR BEDROOM, COURTYARD GARDEN. ENERGY RATING: D.

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4 Fortfields, Dursley, GL11 4JZ

SITUATION

Fortfields is situated in an elevated position on the outskirts of the town below the lower slopes of Stinchcombe Hill which provides an array of country walks. The town centre is also within walking distance with a range of shops including Sainsburys supermarket, churches, public houses, library, swimming pool, sports hall and community centre. Cam and Dursley are served by four primary schools and secondary schooling can be found at Rednock Comprehensive School which is in Dursley town centre. The town is well placed for daily commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam/Dursley railway station brings Gloucester and Bristol within approximately 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed South East out of town on the A4135 through Silver Street, passing the shops. Take the next turning right into Henlow Drive. Continue until the road starts to bear right. At the small roundabout take the access road ahead which leads to Fortfields. Number 4 can be found shortly on the right hand side.

DESCRIPTION

This property has been in the same ownership for over 10 years and offers a characterful residence within walking distance of the town centre and a short walk from the wooded slopes of Stinchcombe Hill. The property benefits from extensive recently fitted carpets, wood burner to living room and newly fitted double glazed windows and door to front. The property briefly comprises; entrance porch, living room, downstairs bathroom and kitchen. On the first floor there is one bedroom with the further attic room located on the top floor. Further benefits include gas central heating, double glazing and on-street parking available close-by.

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 PORCH

Double glazed uPVC door and double glazed window to side, further door to:

LIVING/DINING ROOM 3.71m (max) x 3.24m (max) (12'2" (max) x 10'7" (max))

Double glazed window to front, exposed stone wall with fireplace and wood burner, radiator, stairs to first floor, under stair storage cupboard, folding door to:

INNER HALLWAY

Storage cupboard, door to:

BATHROOM

Bath with mixer shower, low level wc, wash hand basin with pedestal, radiator double glazed window to rear.

KITCHEN 2.41m x 1.75m (7'10" x 5'8")

Fitted kitchen with base and wall units, roll top laminate work surface over, gas cooker point, one and half bowl stainless steel sink and drainer, gas boiler, radiator, space and plumbing for washing machine, double glazed window and door to rear.

ON THE FIRST FLOOR

SMALL LANDING

With stairs to top floor, door to:

BEDROOM ONE 3.25m (max) x 2.88m (max) (10'7" (max) x 9'5" (max))

Double glazed window to front, recessed wardrobe area, radiator.

ON THE TOP FLOOR

BEDROOM TWO 3.28m (max) x 3.62m (max over stairs) (10'9" (max) x 11'10" (max over stairs))

Radiator, access to loft space (which is insulated), double glazed window to front.

EXTERNALLY

To the rear of the property there is a low maintenance courtyard garden which has side access to front (shared right of way).

AGENTS NOTE

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

Council Tax Band: A (£1,573.73 payable).

On-street parking.

There is a right of way for the neighbouring property across the rear courtyard.

Broadband: Fibre to external box.

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.

