



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 Agents or Vendors.

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.

10 Fortfields, Dursley,  
GL11 4JZ

Asking Price  
£270,000



CHARACTERFUL AND SPACIOUS FOUR BEDROOM TERRACED COTTAGE WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND COUNTRYSIDE WALKS FROM THE DOORSTEP. THE PROPERTY BRIEFLY COMPRISES; LIVING ROOM, HALLWAY, RECEPTION ROOM, KITCHEN/DINER, UTILITY ROOM/SHOWER ROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, ATTIC BEDROOM, SMALL REAR GARDEN, OFF STREET PARKING FOR ONE CAR AND A SINGLE GARAGE. EPC: D

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





# 10 Fortfields, Dursley, GL11 4JZ

## SITUATION

10 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 10 is towards the top on the right hand side.

## DESCRIPTION

This characterful cottage has been in the same ownership for approximately 18 years and has been loved and maintained by the current owner. The property is deceptively spacious having two reception rooms on the ground floor and boasts four good sized bedrooms. The property originally dates back to the 1800's and offers many characterful features such as attractive Cotswold stone frontage and exposed beams internally. There is parking for one car and a single garage accessed via a shared driveway and there is a small, but tidy courtyard garden at the rear.

## 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).

**LIVING ROOM** 4.41m x 3.64m (narrowing to 2.98m) (14'5" x 11'11" (narrowing to 9'9"))

Having wood burner, double glazed window, UPVC front door, radiator and stairs leading to the first floor.

## INNER HALLWAY

Having radiator.

**RECEPTION ROOM** 5.85m x 3.35m (narrowing to 1.91m) (19'2" x 10'11" (narrowing to 6'3"))

Having radiator and double glazed window.

**KITCHEN/DINER** 4.67m x 2.64m (15'3" x 8'7")

Having a range of wall and base units with integrated dishwasher, integral oven with gas hob and extractor over, one and a half bowl sink with mixer tap, space for free standing fridge freezer, inset ceiling spotlights, radiator, tiled flooring, two double glazed windows, double glazed UPVC rear door to garden.

## SHOWER ROOM/UTILITY

Having space and plumbing for washing machine and tumble dryer, low level WC, wash hand basin with vanity unit, shower cubicle, heated towel rail, extractor fan, tiled flooring.

## FIRST FLOOR LANDING

Having radiator and stairs leading to attic bedroom.

**BEDROOM ONE** 3.52m x 2.80m (11'6" x 9'2")

Having double glazed window and radiator.

**BEDROOM TWO** 3.63m (narrowing to 3.09m) x 2.68m (11'10" (narrowing to 10'1") x 8'9")

Having double glazed window and radiator.

**BEDROOM THREE** 2.89m x 2.63m (9'5" x 8'7")

Having double glazed window and radiator.

## FAMILY BATHROOM

Having gas combination boiler, low level WC, wash hand basin with pedestal, heated towel rail, bath with dual shower over, extractor fan, part tiled wall, double glazed window.

**ATTIC BEDROOM** 4.52m x 2.46m (limited headroom) (14'9" x 8'0" (limited headroom))

Having double glazed window, radiator, exposed beams.

## EXTERNALLY

At the rear of the property is a small courtyard garden with attractive Cotswold stone wall. There are steps up to a patio area and then a further lawn area with views over the town. There is a pedestrian right of way across the back providing access to the shared driveway where there is parking for one vehicle in front of a single garage. At the front of the property is a small flower border.

## AGENT NOTES

Tenure: Freehold

Services: All mains services

Council Tax Band: B (£1836.01 payable).

There is pedestrian right of way across the rear of the property.

Broadband: Asymmetric Digital Subscriber Line  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

