



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(93-100) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-58) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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65 Woodmancote, Dursley,
GL11 4AG

Asking Price
£250,000



GRADE II LISTED PERIOD TOWN HOUSE SITUATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE WITH CONTEMPORARY DÉCOR. VERY SPACIOUS ACCOMMODATION WITH THREE DOUBLE BEDROOMS. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, CELLAR, FIRST FLOOR BEDROOM, WC, BATHROOM, TWO SECOND FLOOR BEDROOMS, COURTYARD GARDEN. GAS CENTRAL HEATING. WE STRONGLY ADVISE VIEWING TO APPRECIATE THE SPACE ON OFFER.

EPC: EXEMPT

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SITUATION

The property is situated on the edge of Dursley town overlooking the wooded slopes of Stinchcombe Hill, which is an area designated as one of outstanding natural beauty. The town of Dursley offers a range of facilities including Sainsbury's supermarket, a good range of local retailers, along with swimming pool, sports hall and 18 hole golf course. Cam and Dursley have a choice of four primary schools and secondary schooling can be found at Rednock Comprehensive School. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed out of town in an easterly direction on the A4135 and continue to the mini-roundabout, proceed straight across and the property can be found a short drive on the left hand side on the first of the terraced properties.

DESCRIPTION

This period property has been in the same ownership for approximately two years and has been modernised by the current owner with tasteful and contemporary decor. The kitchen has been recently added along with new flooring. The property briefly comprises; entrance hall, lounge, cellar, dining room, kitchen, first floor bedroom, bathroom and two second floor bedrooms. All the bedrooms are good sized doubles which you rarely find in the price category. The property offers generous accommodation throughout with extra storage provided by the cellar.

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

Radiator, door to cellar

LOUNGE 4.31m x 2.71m (14'1" x 8'10")

Having radiator, single glazed sash window with secondary glazing.

CELLAR 2.54m x 2.29m (8'3" x 7'6")

With power, lighting and radiator.

DINING ROOM 3.73m x 3.02m (12'2" x 9'10")

Having radiator and stairs to the first floor.

KITCHEN 3.64m x 2.75m (11'11" x 9'0")

Having a range of wall and base units with work surface over, double gas oven with extractor hood, sink with mixer tap, space and plumbing for slimline dishwasher and washing machine, integrated bin cupboard, space for fridge freezer, inset ceiling spotlights, two Velux windows, double glazed door to rear garden.

FIRST FLOOR LANDING

Having stairs to the second floor.

BEDROOM TWO 3.76m x 3.13m (12'4" x 10'3")

Having radiator, single glazed sash window with secondary glazing.

BATHROOM

Wash hand basin with pedestal, radiator, bath tub with shower over, shaving point, double glazed window, part tiled wall, airing cupboard housing gas combination boiler.

WC

Low level WC, double glazed window, radiator and tiled wall.

SECOND FLOOR LANDING

Having access to loft.

BEDROOM THREE 3.70m x 2.97m (12'1" x 9'8")

Having double glazed window and radiator.

BEDROOM ONE 3.92m x 3.83m (12'10" x 12'6")

Having double glazed sash window, radiator, built-in cupboard, decorative fireplace and access to the loft.

EXTERNALLY

At the rear of the property is a small courtyard garden with astro-turf and is fully enclosed. There is a gate leading to a shared footpath than runs between No. 67 and 69 and provides pedestrian access from the front.

AGENT NOTES

Tenure: Leasehold (645 years remaining)

Services: All mains services are believed to be connected.

Council Tax Band: C (£2098.30 payable).

Grade II Listed building

There is a shared footpath than runs between No. 67 and 69 providing rear access to the garden.

Broadband: 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.

