



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	89	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower 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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Plot 1, 13b Fortfields, Dursley,
GL11 4LA

Asking Price
£337,500



BRAND NEW DETACHED SPLIT LEVEL HOUSE WITH OUTSTANDING VIEWS, ON THE EDGE OF POPULAR MARKET TOWN, ENTRANCE HALL, KITCHEN OPENING INTO LIVING/DINING ROOM WITH FRENCH DOORS AND JULIET BALCONY BATHROOM, LOWER GROUND FLOOR WITH THREE GOOD SIZE BEDROOMS, ACCESS TO GARDEN, TWO PARKING SPACES, SOLAR PANELS, AIR SOURCE HEATING, UNDERFLOOR HEATING TO BOTH GROUND AND FIRST FLOOR, BESPOKE KITCHEN WITH NEFF APPLIANCES, ELECTRIC CAR CHARGING. MUST BE SEEN. PREDICTED ENERGY RATING B (POTENTIAL A WITH OPTIONAL BATTERY UPGRADE).

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SITUATION

The property is located in the popular market town of Dursley, which is situated at the base of the Cotswold escarpment. The town has a good range of facilities including local retailers along with Sainsburys supermarket, pub, restaurants and leisure facilities including 18 hole golf course and swimming pool. Cam and Dursley have a choice of four primary schools along with Rednock comprehensive school. The town is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. Cam has a park and ride railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DESCRIPTION

This newly built detached house is just one of two individual properties, in this superb elevated position overlooking the town and the Cotswold escarpment. The property has been laid out to make the most of the panoramic views with two sets of French doors with Juliet balconies leading from the spacious living/dining/kitchen. The kitchen will be fitted with a bespoke range of units, currently with a choice of units and appliances. There is a good size bathroom and three bedrooms on the lower ground floor with two of the bedrooms having French doors onto the rear garden. The property will benefit from two parking spaces, solar panels, air source heating with underfloor heating to both the ground and first floors. The property will be wired for an electric car charger. The builder will include floor coverings with tiles to the kitchen area and hall and wood floorings to the lounge. The property has had an upgrade in insulation in the cavity to 90mm and along with the solar panels the predicted energy rating is B with potential for an A rating with an optional battery upgrade, available by separate negotiation with the builder. If the property is reserved in advance there will be a choice of finishes available.

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

Giving access to:

OPEN PLAN KITCHEN/LIVING/DINING AREA

maximum measurements of 5.66m x 5.58m

(maximum measurements of 18'6" x 18'3")

High quality fitted kitchen with a range of wall and base units with built-in Neff appliances including integrated fridge freezer, dishwasher, washing machine, electric oven and hob, tiled floor, under floor heating, opening into:

LIVING SPACE

With two sets of French doors with Juliet balcony, wood flooring, underfloor heating.

UTILITY SPACE

Having double doors.

BATHROOM

Having panelled bath, separate shower cubicle WC and wash hand basin, under floor heating.

LOWER GROUND FLOOR

BEDROOM ONE 4.68m x 2.8m (15'4" x 9'2")

Having underfloor heating and double glazed window to side.

BEDROOM TWO 4.67m x 2.88m (15'3" x 9'5")

Having underfloor heating and French door to rear garden.

BEDROOM THREE 3.61m x 2.67m (11'10" x 8'9")

Having underfloor heating and double glazed French doors to rear.

EXTERNALLY

To the front of the property there will be parking space for two cars and steps lead to the side of the property to the rear garden, which will be enclosed by fencing.

AGENT NOTES

Tenure: Freehold

Services: Mains electricity, water and drainage are connected. Solar panel. Air source electric heating - underfloor to both ground and first floor. Wiring for car charger.

Council Tax Band: will be banded at point of sale.

Broadband: Fibre to the Premises

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

AGENTS NOTES TWO

Due to the high EPC rating, buyers may be eligible for a "Green Mortgage" which are sometimes available on energy efficient properties. Please speak to your financial advisor about this or ask one of the Bennett Jones staff

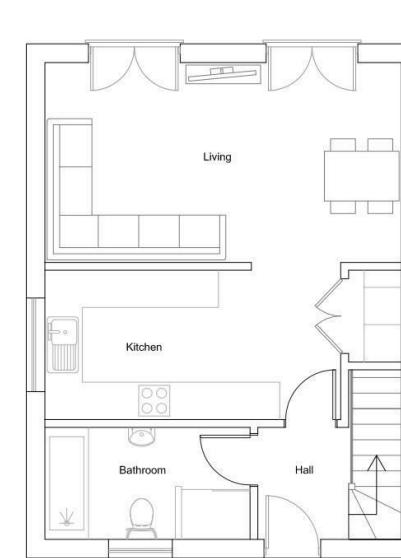
on advice from our in-house financial advisor. The property will benefit from a 10-year Build zone warranty.

VIEWING

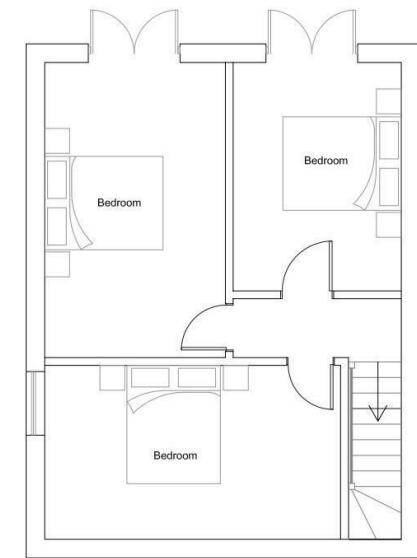
By appointment with the owner's sole agents as over.

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.



UPPER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

