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1a Union Street, Dursley,
GL11 4JT

Offers In Excess Of
£250,000



THREE BEDROOM COACH HOUSE WITH ELEVATED VIEWS AND WITHIN WALKING DISTANCE TO THE TOWN CENTRE. THIS PROPERTY IS READY TO MOVE INTO WITH MODERN DECOR AND QUALITY CONDITION. THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, GROUND FLOOR BEDROOM, WC, TWO FIRST FLOOR BEDROOMS, FAMILY BATHROOM, OPEN PLAN KITCHEN/LOUNGE/DINER, AND THERE IS A GOOD SIZED GARAGE AND GARDEN TO THE SIDE. EPC: C

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SITUATION

This property is conveniently located in this elevated position in Union Street, which is within walking distance of Dursley town centre. The town has a range of local shops along with a swimming pool, sports hall, library and Sainsbury's supermarket. There is a choice of four primary schools in Cam and Dursley and comprehensive schooling can be found at Rednock School. The property is situated on the lower slopes of Stinchcombe Hill and there are numerous country walks throughout the adjoining woodland. 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 regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed out of town in a south easterly direction through Silver Street on the A4135. At the end of the rank of shops turn right into Henlow Drive and proceed up the incline to the mini roundabout bearing right and then continue for approximately 50 metres turning left into Union Street where the property can be found on the left hand side.

DESCRIPTION

The property has been in the same ownership for approximately two years and has been well maintained by the current owner. The coach house benefits from having a good sized bedroom and downstairs WC on the ground floor with stairs to the main living accommodation built over the garages. There are two further bedrooms upstairs with the main family bathroom and open plan kitchen/lounge/diner which is a great space for entertaining. The property is in very good condition with modern decor throughout and benefits from ample natural light. Most rooms have multiple windows and the landing has a Velux window creating an open and airy atmosphere.



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

Having radiator, stairs to first floor, tiled floor.

CLOAKROOM

Suite comprising low level WC, wash hand basin in vanity unit, double glazed window, extractor fan, tiled floor.

BEDROOM TWO 3.85m x 2.69m (12'7" x 8'9")

Radiator, two double glazed windows, storage cupboard.

ON THE FIRST FLOOR

LANDING

Thermostat, radiator, Velux window, inset spot lights.

BEDROOM ONE 3.97m x 2.69m (13'0" x 8'9")

Radiator, double glazed window.

BEDROOM THREE 2.85m x 2.69m (9'4" x 8'9")

Built in storage cupboard, radiator, dual aspect double glazed window, access to loft space.

BATHROOM

Suite comprising bath with dual shower over, low level WC, pedestal wash hand basin, heater, extractor fan, double glazed window, tiled wall and floor.

LOUNGE/KITCHEN/DINER 5.13m x 4.91m (16'9" x 16'1")

Range of wall and base units with integrated cooker and gas hob, extractor hood over, fridge freezer, space for washing machine and dishwasher, sink unit with drainer and mixer tap, tiled splashbacks, three double glazed windows, tiled floor, inset spot lights.

EXTERNALLY

Parking for one vehicle on the tarmac driveway, grass driveway for one car, good sized lawn to the side of the property with outside tap, socket and seating area.

GARAGE 4.86m x 2.52m (15'11" x 8'3")

Electric radiator, power and lighting.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected

Council Tax Band: B

Broadband: Fibre to the Premises.

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

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.

