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22 Shakespeare Road, Dursley,
GL11 4QG

Price Guide
£270,000



THREE BEDROOM SEMI-DETACHED CHALET-STYLE HOUSE, NO ONWARD CHAIN, IN NEED OF GENERAL MODERNISATION, GARAGE PLUS TANDEM PARKING FOR TWO, KITCHEN PLUS TWO RECEPTION ROOMS, WEST FACING REAR GARDEN, ENTRANCE HALLWAY, KITCHEN/BREAKFAST ROOM, LIVING ROOM, DINING ROOM, DOWNSTAIRS BEDROOM UTILITY/CLOAKROOM, TWO FIRST FLOOR BEDROOMS, BATHROOM, ENCLOSED REAR GARDEN WITH FURTHER GARDEN TO FRONT. ENERGY RATING: F.

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22 Shakespeare Road, Dursley, GL11 4QG

SITUATION

This property is situated in Shakespeare Road, which is a popular location in the Whiteway area of Dursley and is on the edge of the town being well placed for numerous country walks including the local beauty spot of Stinchcombe Hill. Dursley town centre is within a few minutes drive and offers a range of shopping facilities, including Sainsbury's supermarket and a number of independent retailers. The town also has a swimming pool, golf course, library, sports hall and community centre. The area has a choice of primary schools and Rednock Comprehensive School is situated in the town centre. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester, Cheltenham and Bristol and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre, proceed south east out of the town through Silver Street and Bull Pitch, bearing right at the mini-roundabout into Woodmancote. Proceed approximately 700 metres passing The New Inn on the right hand side, continue up the incline and take the turning on the left hand side onto Byron Road, proceed a further 100 metres and follow the road as it bears right, then left and the property will be located shortly on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and is an unregistered title and subject to first registration at Land Registry. In need of general modernisation, this property offers a superb opportunity to create a family home with versatile and flexible accommodation with a West facing garden and garage plus parking. The property briefly comprises; entrance hallway, kitchen/breakfast room, living room, dining room, downstairs bedroom and utility/cloakroom. On the first floor there are a further two bedrooms, spacious landing and bathroom. Externally there is an enclosed West facing rear garden, garage to side with tarmac driveway providing tandem parking for two vehicles and further lawned garden to front. The property benefits from extensive double glazing and has night storage heating.

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 HALLWAY

Double glazed front door.

KITCHEN/BREAKFAST ROOM 3.71m x 2.45m (12'2" x 8'0")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, electric oven, extractor over, space for tall standing fridge freezer, one and half bowl stainless steel sink and drainer, night storage heater, double glazed window to front.

LIVING ROOM 5.26m x 3.54m narrowing to 3.13m (17'3" x 11'7" narrowing to 10'3")

Double glazed window to front, gas fire.

DINING ROOM 3.18m x 2.58m (10'5" x 8'5")

Double glazed sliding door to garden.

REAR HALLWAY

Stairs to first floor, storage cupboard, door to:

BEDROOM ONE 3.52m x 3.14m (11'6" x 10'3")

Double glazed window to rear, night storage heater.

UTILITY/CLOAKROOM

WC, wash hand basin with pedestal, space and plumbing for washing machine, double glazed window to side.

ON THE FIRST FLOOR

LANDING

Night storage heater, storage cupboard.

BEDROOM TWO 4.40m x 2.15m (14'5" x 7'0")

Night storage heater, double glazed window to front.

BEDROOM THREE 5.43m x 1.97m (17'9" x 6'5")

Double glazed window to rear, eave storage.

BATHROOM

Bath with electric shower, WC, wash hand basin with pedestal, night storage heater, airing cupboard with hot water cylinder, double glazed window to side.

EXTERNALLY

To the rear of the property there is a laid to lawn garden with stone gravel and flagstone patio. The garden is enclosed by wood panel fencing and wall and benefits from the West facing aspect. To the side of the property there is a GARAGE with up-and-over door to front leading to tarmac driveway providing tandem parking for two cars. There is a further laid to lawn garden to front and path to front door.

AGENTS NOTE

The property is subject to probate

Tenure: Understood to be freehold (subject to first registration at Land Registry).

All mains services are believed to be connected. Night storage heating.

Council Tax Band: C (£2098.3 payable).

Unregistered title and subject to first registration at Land

Registry.

Broadband: Overhead/underground wire (not fibre).

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.

