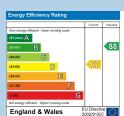
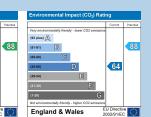
Bennett 🛖 Jones **PARTNERSHIP** 

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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.



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36 Olive Grove, Dursley, **GL11 4EU** 

Price Guide £259,000



WELL PROPORTIONED THREE BEDROOM TERRACED HOUSE, WITHIN WALKING DISTANCE TO DURSLEY TOWN CENTRE, COMPRISING: ENTRANCE PORCH, ENTRANCE HALL, SPACIOUS LOUNGE, KITCHEN/DINER, CLOAKROOM/UTILITY, THREE FIRST FLOOR BEDROOMS, BATHROOM, DRIVEWAY PARKING FOR TWO VEHICLES, ENCLOSED REAR GARDEN WITH PATIO AREA, GAS CENTRAL HEATING. ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW









# 36 Olive Grove, Dursley, GL11 4EU

## **DESCRIPTION**

This well proportioned mid terrace property is situated in Having white low level WC, wash hand basin, radiator, a great location within Kinghill, close to amenties and within walking distance to Dursley Town Centre. The property offers good family space throughout, comprising: upvc entrance porch, hallway, lounge, kitchen/diner, cloakroom with utility space, three first floor bedrooms and bathroom. The driveway has off street parking to the LANDING front for several vehicles and has an enclosed private garden to the rear with views of woodlands & Cam Peak. This property must be seen to be fully appreciated.

## DIRECTIONS

If travelling from Dursley town centre follow the A4135 (Kingshill Road) out of Dursley taking the fourth turning on the left into Jubilee Road, bear left again and number 36 will be found up on the left hand side almost at the

## 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 PORCH**

Upvc double glazed windows and door leading to:

## **ENTRANCE HALL**

Neat space and having radiator and stairs leading to the first floor.

## LOUNGE 4.58 into bay x 4.19 max (15'0" into bay x 13'8" max)

Double glazed bay window to front, radiator, laminate flooring and useful under stairs cupboard.

## KITCHEN/DINER 3.81 x 2.59 (12'6" x 8'6")

With a range of Oak effect base and wall units with worktops over, stainless steel sink with drainer, plumbing for washing machine, space for oven, radiator, Worcester gas boiler, UPVC double glazed windows and door accessing onto the rear garden.

## CLOAKROOM/UTILITY 2.57 x 1.22 (8'5" x 4'0")

space for storage cupboards and double glazed window

## ON THE FIRST FLOOR

Access to roof storage space via loft hatch and ladder.

## BEDROOM ONE 4.68 x 2.75 narrowing to 2.37 (15'4" x 9'0" narrowing to 7'9")

Spacious and having built in storage cupboard, attractive picture rail, radiator and double glazed bay window to

## BEDROOM TWO 3.39 x 2.55 (11'1" x 8'4")

Double glazed window to rear and radiator.

## BEDROOM THREE 2.36m narrowing to 1.42m x 2.97m narrowing to 2.03 (7'8" narrowing to 4'7" x 9'8" narrowing to 6'7")

Having double glazed window to front, radiator and feature picture rail.

## **BATHROOM**

White suite comprising: bath with electric shower over and screen, wash hand basin with pedestal, low level WC, double glazed window to rear, radiator, fully tiled walls.

## **EXTERNALLY**

The front of the property has a gravelled driveway allowing for off street parking and steps leading up to entrance porch. To the rear of the property there is a patio area with pathway leading to the rear access gate, along with lawn area and borders with shrubs and trees. The rear garden is bounded by fence and hedgerow and has views of Cam Peak





## **AGENT NOTES**

Tenure: Freehold

Services: All mains services are understood to be connected. Gas central heating. There is a water meter.

Council Tax Band: B

Broadband: Fibre to the Cabinet

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

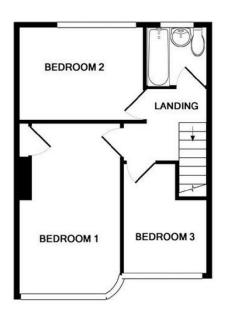
### FINANCIAL SERVICES

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.

KITCHEN/BREAKFAST ROOM

LIVING ROOM

## VIEWING



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

**GROUND FLOOR** AREA 388 SO ET

1ST FLOOR APPROX. FLOOR

### 36 OLIVE GROVE, DURSLEY TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guaran as to their operability or efficiency can be given Made with Metropix ©2013



