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1 Ewelme Close Dursley GL11 4NE

Price Guide  
**£415,000**



THIS FOUR-BEDROOM DETACHED HOME PRESENTS A FANTASTIC OPPORTUNITY FOR RENOVATION. OFFERING SPACIOUS LIVING AREAS, THE PROPERTY INCLUDES A LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, AND CLOAKROOM, ALONG WITH A CONSERVATORY OVERLOOKING THE GARDEN. THE MASTER BEDROOM FEATURES AN EN SUITE SHOWER ROOM, FOLLOWED BY THREE FURTHER BEDROOMS AND A FAMILY BATHROOM. WHILE THE HOME REQUIRES MODERNISATION THROUGHOUT, IT OFFERS GREAT POTENTIAL WITH ITS GENEROUS LAYOUT. THE GARDEN ALSO NEEDS ATTENTION BUT PROVIDES AMPLE SPACE TO CREATE A BEAUTIFUL OUTDOOR SPACE. A PERFECT PROJECT FOR BUYERS LOOKING TO ADD THEIR OWN STYLE AND VALUE.

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propertymark



# 1 Ewelme Close, Dursley, GL11 4NE

## SITUATION

This spacious four bedroom house offers flexible accommodation and is situated in Ewelme Close, which is a popular cul-de-sac on the outskirts of Dursley. The area borders one designated as an Area of Outstanding Natural Beauty yet is within a few minutes drive of Dursley town centre with its range of amenities including: Sainsbury's supermarket, independent retailers, doctors and dentists surgeries, swimming pool and library, within walking distance there is also a mini market along with Dursley primary school and comprehensive schooling can be found in Dursley town centre, commuting to the larger centres of Gloucester, Bristol and Cheltenham being made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with onward connections to the National Rail network.

## DIRECTIONS

From the centre of Dursley, proceed out of town along Silver Street and Bull Pitch, bearing left at the first mini roundabout. Continue into Uley Road and after approx quarter of a mile turn left into Ewelme Close. The property will be found immediately on the left hand side at the start of the cul-de-sac.

## DESCRIPTION

This 1990s four-bedroom detached home has been in the same ownership since 1996 but has remained unoccupied for approximately 10 years. In need of modernisation throughout, the property offers a spacious layout with a lounge, dining room, kitchen, utility room, and cloakroom, as well as a conservatory overlooking the garden. The master bedroom benefits from an en suite shower room with three further bedrooms and a family bathroom completing the accommodation. Some original features remain, including timber windows that require replacement. With plenty of potential and a generous garden needing attention, this is a fantastic renovation project for the right buyer.

## 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).

## ON THE GROUND FLOOR

### ENTRANCE HALL

Double glazed front door, alarm panel, radiator, stairs to first floor, door to garage, thermostat.

### LOUNGE 3.72m x 5.41m (reducing to 4.56m) (12'2" x 17'8" (reducing to 14'11"))

Double glazed bay window, two double glazed windows, 2 radiators, gas fire.

### DINING ROOM 2.71mx 3.26m (8'10"x 10'8")

Double glazed patio door to conservatory, radiator.

### CONSERVATORY 2.64m x 2.84m (8'7" x 9'3")

Double glazed, power, the conservatory is in a poor state of repair.

### KITCHEN 3.26m x 3.41m (reducing to 2.51m) (10'8" x 11'2" (reducing to 8'2"))

Double glazed window, range of wall and base units, breakfast bar, integrated oven and gas hob, with splashback and extractor over, one and a half bowl sink unit, spaces for dishwasher and fridge/freezer, tiled floor.

### UTILITY ROOM 1.52m x 1.76m (4'11" x 5'9")

Double glazed window, worktop with space under for washing machine and tumble dryer, radiator, tiled floor, door to side.

### CLOAKROOM

Double glazed window, low level WC, wall mounted wash hand basin, heated towel rail.

## ON THE FIRST FLOOR

### LANDING

Double glazed window, airing cupboard housing hot water cylinder, access to loft, storage cupboard.

### MASTER BEDROOM 4mx 4.44m (reducing to 2.76m) (13'1"x 14'6" (reducing to 9'0"))

Two double glazed windows, radiator, built-in wardrobes.

### EN SUITE SHOWER

Double glazed window, shower cubicle, low level WC, vanity wash hand basin, heated towel rail, tiled floor.

### BEDROOM TWO 2.7m x 3.14m (8'10" x 10'3")

Double glazed window, built-in wardrobe, radiator.

### BEDROOM THREE 2.32m x 3.62m (7'7" x 11'10")

Double glazed window, radiator.

### BEDROOM FOUR 2.27m x 2.7m (7'5" x 8'10")

Double glazed window, radiator.

### BATHROOM

Double glazed window, suite comprising bath with shower over, part tiled wall, low level WC, pedestal wash hand basin, tiled floor, shaver point, heated towel rail.

### GARAGE 2.34m x 5.46m (7'8" x 17'10")

Electric up-and-over door, light and power, cupboard housing gas boiler.

## EXTERNALLY

At the back of the property is a good size garden that is bounded mostly by wooden panel fencing and brick wall. There is a large lime tree and further trees and shrubs. There is side access to the right hand side of the property allowing access from the front where there is a tarmac driveway for two vehicles in tandem and a gravel area which is a purpose built parking area.

## AGENT NOTES

Tenure: Freehold  
Services: All services are believed to be connected.  
Council Tax Band: E  
There is a protection order on the Lime tree in the rear garden.  
Broadband: Asymmetric Digital Subscriber Line  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

