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57 Long Street, Dursley,  
GL11 4HR

Asking Price  
**£240,000**



END TERRACED COTTAGE IN THE HEART OF DURSLEY AND CLOSE TO AMENITIES, OFFERED WITH ENTRANCE PORCH, SPACIOUS LOUNGE, KITCHEN/DINER, CONSERVATORY, TWO FIRST FLOOR DOUBLE BEDROOMS, SHOWER ROOM, SEPARATE W/C, PRIVATE REAR GARDEN, GAS CENTRAL HEATING, EPC D COUNCIL TAX BAND B. MUST BE SEEN TO BE FULLY APPRECIATED.

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# 57 Long Street, Dursley, GL11 4HR

## SITUATION

This delightful cottage is situated in the heart of Dursley town centre in the sought after location of Long Street being a moments walk from local amenities. The town has a range of shops, supermarkets, doctors and dentist surgeries, swimming pool, library along with bus station and comprehensive and primary schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Dursley is also conveniently situated for commuting throughout the south west via the A38 and M5/M4 motorway network.

## DIRECTIONS

From the mini-roundabout by St James Parish Church in Dursley town centre turn down Long Street and the property will be found towards the bottom of the road on the left hand side.

## DESCRIPTION

Having an attractive frontage this end terraced cottage is unique in that it is offered with exceptional internal space and private cottage garden in the heart of Dursley town. Having neat entrance hall leading into the spacious lounge, followed by kitchen-diner and conservatory. On the first floor are two double bedrooms, shower room and separate w/c. The private rear garden is enclosed with stone feature wall and ornamental pond and ample space for entertaining. The property has gas central heating. EPC D and Council Tax Band B.

## 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 PORCH

Having double glazed front door, window, an internal glazed door leading into;

### LOUNGE 5.81m (max) x 3.36m (max) (19'0" (max) x 11'0" (max))

Having radiator, chimney breast with feature fireplace having stone surround and hearth, double glazed window to front (with privacy glass) offering ample light, attractive staircase leads to the first floor.

### KITCHEN/DINER 3.73m x 2.99m (12'2" x 9'9")

Having a range of built-in wall and base units with worktops over, sink and drainer, built-in single oven, built-in ceramic hob, Worcester gas boiler, space and plumbing for washing machine, radiator, under stairs alcove with space for fridge/freezer, ample space for dining and window and door to rear.

### CONSERVATORY 2.67m x 2.47m (max) (8'9" x 8'1" (max))

Comfortable and private space with radiator with double glazed windows and patio doors opening out onto the attractive rear garden.

## ON THE FIRST FLOOR

Stairway leading to landing area, having airing cupboard, loft access, storage alcove and second loft access.

### BEDROOM ONE 3.82m (max) x 3.19m (max) (12'6" (max) x 10'5" (max))

Spacious and bright with double glazed window to front and radiator.

### SHOWER ROOM

Shower cubicle with electric shower, pedestal wash hand basin, partially tiled walls, extractor fan, radiator, electric heated towel rail, inner glazed window.

### SEPARATE WC

WC, wash hand basin, and radiator.

### BEDROOM TWO 3.13m x 2.74m (10'3" x 8'11")

With radiator, double glazed window to rear overlooking garden.



## EXTERNALLY

Having a country cottage feel, the spacious rear garden has an attractive stone wall to the side. A patio area leads from the conservatory ideal for alfresco dining with views of the oriental pond and rockery with raised beds with an array of shrubs and trees, a pathway leads to a shed with power and providing additional storage and leads to a second sitting area with gravelled space.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood 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](http://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.

