



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. 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.

24 Second Avenue, Dursley,
GL11 4PE

Asking Price
£280,000



THIS ATTRACTIVE THREE-BEDROOM SEMI-DETACHED FAMILY HOME OFFERS GENEROUS OFF-ROAD PARKING. THE GROUND FLOOR FEATURES AN ENTRANCE HALL, CLOAKROOM, A MODERN KITCHEN WITH A SMALL UTILITY AREA AND A COMFORTABLE LOUNGE. THE SPACIOUS DINING ROOM BOASTS A FEATURE FIREPLACE AND PATIO DOORS OPENING INTO THE REAR GARDEN. UPSTAIRS, YOU'LL FIND THREE WELL-PROPORTIONED DOUBLE BEDROOMS, A CONTEMPORARY FAMILY BATHROOM AND A CONVENIENT STORAGE CUPBOARD. ADDITIONAL HIGHLIGHTS INCLUDE DOUBLE GLAZING, GAS CENTRAL HEATING, A PRIVATE REAR GARDEN, AND A PAVED DRIVEWAY PROVIDING AMPLE PARKING. EPC: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



24 Second Avenue, Dursley, GL11 4PE

SITUATION

This 1930s semi-detached property is within walking distance of the town centre, which offers a range of facilities including supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive school. Also, within walking distance is Dursley Primary School along with Co-operative mini market in the nearby Rosebery Road. Dursley is well placed for travel throughout the south west via the A38 and M5/M4 motorway network and the Cam and Dursley railway station bring Gloucester and Bristol within twenty minutes and thirty minutes rail travel respectively.

DIRECTIONS

If travelling from Dursley town centre proceed in a south easterly direction out of town on the A4135 to the mini roundabout taking the first exit signposted Stroud and Uley on the B4066, continue taking the second turning on the right onto Highfields Approach and follow the road as it bears round to the left and proceed straight onto Second avenue and the property will be located after 100 metres on the right hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and has been lovingly enjoyed by the current owner. On arrival there is a large double driveway providing ample off street parking with side access to the rear garden. There is a spacious entrance hallway with cloakroom off to the side and stairs leading to the first floor. It leads through to a large open plan lounge/diner with French doors to the rear providing excellent space for entertaining and family life. There is a good sized kitchen at the rear with separate utility space and side door leading outside. On the first floor are three double bedrooms off the spacious landing with family bathroom.

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

Front door, radiator, stairs to first floor.

CLOAKROOM

Double glazed window, built-in low level WC and wash hand basin with storage cupboard under, heated towel rail, extractor fan, part tiled walls.

KITCHEN 4.70m x 2.16m (15'5" x 7'1")

Range of wall and base units, one and a half bowl sink unit, gas cooker, dishwasher, tiled splashbacks, double glazed door to side, double glazed window to rear, space for fridge/freezer.

UTILITY SPACE 1.50m x 1.26m (4'11" x 4'1")

Space for washing machine, double glazed window.

LOUNGE 3.62m x 3.03m (11'10" x 9'11")

Double glazed window to front, radiator.

DINING ROOM 4.59mx 3.65m (15'0"x 11'11")

Fireplace, radiator, double glazed French doors to rear.

ON THE FIRST FLOOR

LANDING

Double glazed window, radiator, storage cupboard with double glazed window, access to loft space.

BEDROOM ONE 3.65m (4.06m max) x 3.65m (11'11" (13'3" max) x 11'11")

Double glazed window, radiator, fireplace.

BEDROOM TWO 3.70m x 3.02m (12'1" x 9'10")

Double glazed window, radiator.

BEDROOM THREE 3.66m x 2.76m (12'0" x 9'0")

Double glazed window, radiator, storage cupboard.

BATHROOM

Suite comprising P-shaped bath with shower over and shower screen, built-in wash hand basin with storage cupboards and low level WC, part tiled walls, extractor fan, ladder towel rail, double glazed window.

EXTERNALLY

To front of the property there is brick paved parking area with hedge and wooden fencing to sides, wooden gate giving access to the side of the property to lean-to covered area. To the rear there is a patio and raised garden with lawn and shed.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be

connected.

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

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.

