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10 Ash Close, Dursley,
GL11 5FZ

Offers Over
£290,000



THREE BEDROOM SEMI-DETACHED PROPERTY SET IN A POPULAR CUL-DE-SAC POSITION, KEPT IN GOOD CONDITION WITH RECENTLY INSTALLED BOILER AND WINDOWS. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM, FAMILY BATHROOM, GARDEN FRONT AND BACK, GARAGE AND DRIVEWAY FOR ONE CAR.
ENERGY RATING: C

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10 Ash Close, Dursley, GL11 5FZ

SITUATION

This property is situated in a popular residential area adjacent to Everlands Primary School. The nearby village of Cam has a range of facilities including Tesco supermarket, Post Office, chemist, independent retailers, doctors, dentist surgery and a 'Park and Ride' railway station with regular services to Gloucester and Bristol. Cam and Dursley have a choice of four primary schools is 1 minute walk to Cam Everlands Primary School, 20 minutes walk to Cam Hopton Primary School. and 15 minutes walk to Rednock Secondary School in Dursley along with Sainsbury's supermarket, Boots the chemist, independent retailers and leisure facilities including swimming pool, sports centre, library and golf course at Stinchcombe Hill.

DIRECTIONS

From Dursley town centre proceed north west out of the town on the A4135 proceeding straight across the first and second mini roundabout. After the second mini roundabout, continue for approximately 150 metres taking the first turning on the right into Woodview Road, continue down the hill, taking the fourth turning on the right into Birch Road. Ash Close will be found on the left, directly after The School and No. 10 can be found straight ahead, centrally in the cul-de-sac.

DESCRIPTION

This property has been in the same ownership for a number of years and has been well loved and maintained, having recently had a new Worcester-Bosch combination boiler (2022) and new double glazing (2022). This property is truly move-in-ready and within walking distance of Cam Everlands Primary School. The property briefly comprises; entrance hall, lounge, dining room, kitchen, three first floor bedrooms and family bathroom. Externally there is a reasonable garden with garage and driveway parking for one car. This property is perfect for couples, young families or for people looking to downsize.

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).

CANOPY PORCH

Having path to front door and built in outdoor storage.

ENTRANCE HALL

Having stairs to first floor, radiator and thermostat.

LIVING ROOM 3.93m (narrowing to3.04m) x 4.07m (12'10" (narrowing to9'11") x 13'4")

Having radiator, double glazed window to front, cupboard under the stairs, opening to:

DINING ROOM 2.61m x 2.38m (8'6" x 7'9")

Having radiator, double glazed French doors and serving hatch.

KITCHEN 2.40m (narrowing to 1.39m) x 2.38m (7'10" (narrowing to 4'6") x 7'9")

Having wall and base units with worktop over, space and plumbing for washing machine, space under stairs for fridge/freezer, integrated gas hob with electric oven, tiled splash back, sink with mixer tap, double glazed window to rear, Worcester-Bosch combination boiler.

ON THE FIRST FLOOR

LANDING

Having access to the loft, built in cupboard.

BEDROOM ONE 3.38m x 2.66m (11'1" x 8'8")

Having built in wardrobe, radiator and double glazed window.

BEDROOM TWO 2.88m x 2.67m (9'5" x 8'9")

Having built in wardrobe, radiator and double glazed window with east facing aspect and views across to Cam Peak.

BEDROOM THREE 2.40m x 2.18m (7'10" x 7'1")

Having radiator and double glazed window.

BATHROOM

Having bath with shower over, part tiled wall, wash hand basin with pedestal, low level WC, double glazed window, radiator and extractor fan.

GARAGE 4.70m x 2.45m (15'5" x 8'0")

Having up and over door, power and lighting, storage above, personal door.

EXTERNALLY

At the rear of the property is a small patio area, shed, outside tap, lawn which is mostly enclosed by wooden fence panel. At the end of the bottom of the garden there is a historic grass access, which is currently not in use and the vendors have opened the rear boundary to incorporate into the garden. To the front of the property is a lawn area, border with slate chippings and tarmac driveway for one car.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: C

There was a historic right of way beyond border at the bottom of the garden, but this ceased to be accessible when the school bought the land and built a gate across it.

Broadband: Fibre to the Premises

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.

