



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.

40 Kingsdown, Dursley,
GL11 4DD

Price Guide
£218,000



EXTENDED SEMI-DETACHED HOME IN POPULAR CUL-DE-SAC LOCATION, IDEAL INVESTMENT PROPERTY/FIRST TIME BUYER HOME, ENTRANCE HALLWAY, LOUNGE, SEPARATE DINING ROOM, KITCHEN, UPGRADED SHOWER ROOM, TWO FIRST FLOOR DOUBLE BEDROOMS. WITH BUILT-IN STORAGE, GOOD SIZED FRONT GARDEN, DRIVEWAY WITH CARPORT AND PARKING, ENCLOSED REAR GARDEN WITH VIEWS.
ENERGY RATING: C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



40 Kingsdown, Dursley, GL11 4DD

SITUATION

40 Kingsdown is situated in the Kingshill area of Dursley and is within walking distance of a range of local shops including: Lidl supermarket, hairdressers and takeaways, also within a short walk is Rednock comprehensive school. Dursley town centre is approximately three quarters of a mile distance and offers a wider range of shopping facilities along with Sainsbury's supermarket, recreational facilities including: hairdressers, sports hall and eighteen hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible by the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network.

DESCRIPTION

Situated on a corner plot within Kingsdown this two bedroom extended semi-detached property offers spacious living accommodation having two reception rooms and upgraded kitchen on the ground floor and two double bedrooms and modern shower room on the first floor, and having views across the escarpment and Cam Peak. The property presents itself with good sized driveway with carport and gardens to the front and rear.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 and continue passing the fire station on the right hand side, then turning right into Kingshill Lane, take the first turning on the left after approximately fifty metres and then take the first turning on the right, continue into Kingsdown for approximately 18 metres and number 40 can be found across from the small green on the cusp of the cul de sac on the left hand side.

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

An addition to the existing property brick built with double glazed window and front door, leading to:

HALLWAY

Stairs to first floor.

LOUNGE 4.71m x 3.62m (maximum) (15'5" x 11'10" (maximum))

Spacious room with radiator, feature fireplace with gas coal effect fire and stone mantle, radiator, dual aspect window to rear with splendid views and patio doors to front leading onto a small patio area.

DINING ROOM 3.96m x 2.78m (12'11" x 9'1")

Having double glazed window to side, radiator and fireplace with gas coal effect fire.

KITCHEN 4.64m (maximum) x 1.83m (15'2" (maximum) x 6'0")

Single storey extension to the rear having wall and base units with worktop over, with sink and drainer, space for free-standing oven, fridge and freezer, panel wall cladding, upgraded Vaillant boiler , plumbing for washing machine, dual aspect double glazed windows to side and rear, door to rear garden, large pantry.

ON THE FIRST FLOOR

LANDING

Double glazed window to rear with lovely views to Cam Peak and surrounding countryside., access to loft.

SHOWER ROOM

Upgraded shower room, shower cubicle with electric shower, WC and vanity wash hand basin with storage under, radiator and panel wall cladding, double glazed window to rear.

BEDROOM ONE 3.30m x 2.78m (10'9" x 9'1")

Having built-in wardrobes, radiator and double glazed window to the rear offering views across the escarpment.

BEDROOM TWO 2.72m x 2.56m (8'11" x 8'4")

Having built-in wardrobes and separate built-in cupboard offering excellent storage solutions, radiator and double glazed window to front.

EXTERNALLY

To the front of the property there is a concrete pathway with steps leading to front door and a patio area, a small retaining wall provides a grass area which is edged by hedgerow and fencing. To the side of the property a good sized driveway and carport, off street parking and storage area and a pathway leads to the side and rear of the property giving access to a further patio area and two storage sheds (the larger one has power).

AGENT'S NOTES

Tenure: Freehold.
Council Tax Band: 'B'
All mains services are believed to be connected.
This property is ex-local authority
The current owner does not have broadband.

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.

