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8 Maple Close, Dursley,
GL11 4DZ

Asking Price
£285,000



SPACIOUS FOUR BEDROOM HOUSE BACKING ONTO GREEN SPACE, ENTRANCE HALL, WALK-IN CLOAK CUPBOARD, CLOAKROOM/WC, THROUGH LOUNGE/DINING ROOM, MODERN FITTED KITCHEN, FOUR GOOD SIZE FIRST FLOOR BEDROOMS, FAMILY BATHROOM/SECOND WC, ATTRACTIVE AND WELL MAINTAINED GARDENS, UNALLOCATED PARKING IN COMMUNAL CAR PARK, CENTRAL HEATING. MUST BE SEEN.
ENERGY RATING: F

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



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SITUATION

This spacious four bedroom house is situated in the Kingshill area of Dursley, being within walking distance of Cam Everlands Primary School and a rank of shops at Kingshill Road, including supermarket, hairdressers, newsagents and off licence. The centres of both Cam and Dursley provide a wider range of facilities, Dursley having leisure facilities including leisure centre, sports hall, swimming pool and 18 hole golf course. Comprehensive schooling is also within walking distance at Rednock School. The property is well located for travel to the larger centres of Gloucester, Bristol and Cheltenham with access via the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, at the mini-roundabout take the third exit into Blackboys and proceed straight across at the next mini-roundabout. Continue down the incline for approximately 400 metres, turning left into Maple Close and the property will be located on the right hand side.

DESCRIPTION

A rare opportunity to purchase a four bedroom house, set in attractive good size gardens backing onto green space in this quiet residential area. The property is constructed of traditional cavity walls under a tiled roof and benefits from sealed unit double glazing and electric radiator central heating. The property has a car park which is accessed direct access via a gate in the rear garden. There is ample unallocated parking space in the shared car park , along with street parking to the front. The property is accessed from the front leading to entrance hall with cloakroom/WC, large walk-in storage cupboard, the hall gives access to the lounge/dining room, which is a pleasant through room with patio doors leading onto the rear garden. There is a modern fitted kitchen with solid work surfaces, which has access to the rear garden. On the first floor there are four good size bedrooms, along with family bathroom with modern suite. The rear garden is a particular feature of the property having good size patio, attractive low maintenance gravelled area with shrubs. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

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

Having double glazed front door, stairs to first floor, understairs storage cupboard, walk-in cupboard with electric central heating boiler, pressurised tank, further store cupboard.

CLOAKROOM

Having WC with concealed cistern, wash hand basin, tiled flooring, double glazed window to rear.

LOUNGE/DINING ROOM 5.94m x 3.44m (19'5" x 11'3")

A pleasant through room having double glazed window to front and patio doors to rear, two radiators, laminate wood flooring, hatch to kitchen.

KITCHEN 2.84m x 2.28m (9'3" x 7'5")

Having attractive range of modern high gloss wall, tall and base units with solid wood work surfaces over, incorporating stainless steel single drainer sink unit, four ring ceramic hob with cooker hood over, tall integrated fridge/freezer, integrated oven, built-in cupboard with plumbing for washing machine, double glazed window to rear, double glazed door to rear garden.

ON THE FIRST FLOOR

SPACIOUS LANDING

With double glazed window to front, access to part boarded loft space.

BEDROOM ONE 3.51m x 3.2m (11'6" x 10'5")

Having double glazed to front, radiator.

BEDROOM TWO 3.21m x 2.40m (10'6" x 7'10")

Having double glazed window to front, radiator.

BEDROOM THREE 2.72m x 2.39m plus wardrobes (8'11" x 7'10" plus wardrobes)

Having three double wardrobes, double glazed window to rear, radiator.

BEDROOM FOUR 2.71m x 2.41m (8'10" x 7'10")

Having double glazed window to rear, radiator.

BATHROOM

Having a low level suite with vanity wash hand basin, WC with concealed cistern, bath with electric shower over, stainless steel ladder towel rail, tiled flooring, double glazed window to rear, extractor fan.



EXTERNALLY

To the front of the property the open plan front garden has steps leading to the front door. The rear garden has block paved patio/terrace with shrubs, raised vegetable plot, most attractive low maintenance gravelled area with mature Japanese maples, fruit trees, flower borders, shrubs and pond. The garden backs out onto a green space and has gate leading onto communal parking area where there is no allocated space, but ample off road parking for the use of the owners.

AGENT NOTES

Tenure: Freehold

Services: Mains electricity, water and drainage are understood to be connected. Electric radiator central heating.

Parking in communal car park owned by the local authority. No allocated space, but ample off road parking.

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.

