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40 Everlands, Dursley,
GL11 5NL

Price Guide
£350,000



ATTRACTIVE OLDER STYLE BAY FRONTED SEMI-DETACHED HOUSE, STANDING IN LARGE PLOT OF APPROXIMATELY ONE FIFTH OF AN ACRE, DRIVEWAY WITH PARKING AND GARAGE, ENTRANCE HALL, EXTENDED LIVING ROOM, BAY FRONTED DINING ROOM, GOOD SIZED KITCHEN, SIDE PORCH/UTILITY WITH CLOAK/WC, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM/SECOND WC, GAS CENTRAL HEATING, IN NEED OF SOME UPDATING. ENERGY RATING: D

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SITUATION

The property is set on this extremely popular road between Cam and Dursley centres. Situated at the base of the Cotswold escarpment and close to local beauty spots in both the Severn Vale and the Cotswolds, with the popular villages of Frampton on Severn and Slimbridge, and Cotswold villages including Uley. Nearby facilities can be found in Cam, which has a range of shops including: Tesco supermarket and local traders, including post office, hairdressers and chemist. The village also has doctors and dentist surgeries and a choice of three primary schools. Dursley, which is approximately one mile distance, offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. Dursley town has a swimming pool, sports centre, library, and an 18 hole golf course at Stinchcombe Hill. The larger centres of Gloucester, Bristol and Cheltenham are made accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, turning right after the Fire Station (opposite Lidl), into Kingshill Lane, follow this road to the bottom and as the road bears right, turn left into Everlands, continue for approximately 100 metres and 40 Everlands will be found on the left hand side.

DESCRIPTION

This most attractive bay fronted semi-detached house was constructed approximately 100 years ago with brick elevations under a clay tiled roof. The property has a much larger than average plot of approximately one fifth of an acre and the rear garden extends to approximately 200 feet. The house has been extended some years ago with the addition of a kitchen extension, along with an extension to the rear living room. The property is now in need of some updating, after being in the same ownership for in excess of 40 years, but houses of this type and in this location are very popular 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 HALLWAY

Having part glazed front door, attractive quarry tiled floor, radiator, stairs to first floor, opening into:

KITCHEN 5.63m (widening to 6.07m) x 1.84m (18'5" (widening to 19'10") x 6'0")

Having a range of wall and base units with laminated work surfaces over, double glazed window to rear, radiator, wall mounted gas boiler supply radiator central heating and domestic hot water (replaced in 2021), part glazed door to:

SIDE PORCH/UTILITY SPACE 2.76m x 1.72m (9'0" x 5'7")

Having plumbing for washing machine, part glazed door to garden and door to:

CLOAKROOM

Having wash hand basin and WC.

DINING ROOM 3.53m x 3.39m (11'6" x 11'1")

Having secondary double glazed bay window to front, recessed fireplace with brick arch and woodburner.

LIVING ROOM 5.63m x 3.41m (18'5" x 11'2")

Having part glazed double doors to rear, double radiator, gas fire.

ON THE FIRST FLOOR

LANDING

Having secondary double glazed window to side.

BEDROOM ONE 3.56m x 3.40m (11'8" x 11'1")

Having two windows to front, double radiator, picture rail.

BEDROOM TWO 3.68m x 3.00m (12'0" x 9'10")

Having double radiator, secondary double glazed window to rear, ornamental cast iron fireplace, picture rail.

BEDROOM THREE 2.68m x 2.19m (8'9" x 7'2")

Having secondary double glazed window to rear, double radiator, loft ladder giving access to:

ATTIC/LOFT 5.38m x 3.19m (17'7" x 10'5")

Having been boarded with two roof lights.



BATHROOM

Suite comprising P-shaped bath with electric shower over, wash hand basin, WC, window.

EXTERNALLY

The property garden is bound by hedge with vehicular gates leading to gravelled parking area for a number of cars and onto pre-cast concrete GARAGE 6.15m x 3.69m having wooden double doors to front and personal door to side. The rear garden extends to approximately 200ft and is extensively laid to lawn with shrubs, trees, fruit trees and enclosed by hedge and fencing.

AGENT NOTES

Tenure: The property is currently unregistered, but we understand the tenure to be Freehold.

Services: All mains services are connected.

Council Tax Band: D

The property has vacant possession.

Broadband: Asymmetric Digital Subscriber Line

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.

