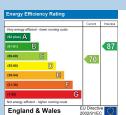
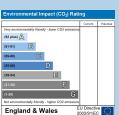
Bennett 🛖 Jones **PARTNERSHIP** 

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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

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.



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# 7 Castle Stream Court, Dursley, **GL11 5GN**

Offers In The Region £295,000



CHARMING THREE BEDROOM END TERRACED PROPERTY IN SOUGHT AFTER CUL DE SAC LOCATION WITH COUNTRYSIDE VIEWS. COMPRISING: ENTRANCE HALL, CLOAKROOM, FITTED KITCHEN WITH BREAKFAST BAR, LOUNGE/DINER, SPACIOUS CONSERVATORY, THREE FIRST FLOOR BEDROOMS, MASTER WITH EN SUITE, FAMILY BATHROOM, ENCLOSED REAR GARDEN WITH DECKED AREA, OFF STREET PARKING FOR TWO VEHICLES. GAS CENTRAL HEATING, EPC: 'C', COUNCIL TAX BAND: C. MUST BE SEEN TO BE FULLY APPRECIATED.

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW









# 7 Castle Stream Court, Dursley, GL11 5GN

## **SITUATION**

popular location, which borders an area designated as one of outstanding natural beauty. The property is situated in a spacious cul de sac close to the attractive community garden with Mill Pond, which is for the use of all the residents. The property is well placed for a wide range of shopping facilities and other amenities in Dursley drainer and breakfast bar for dining, built in double oven and four town centre and close to to numerous country walks and is also well placed for commuting to the larger centres of Gloucester, Bristol for slimline dishwasher and washing machine, radiator and double and Cheltenham via the A38 and M5/M4 motorway network. he nearby village of Cam has a 'Park and Ride' railway station with onward connections to the National Rail Network.

### **DIRECTIONS**

If travelling from Dursley town centre proceed out of town in a south double glazed window and French doors to rear leading through to: easterly direction on the A4135 through Silver Street and proceed to the mini roundabout taking the first exit onto the B4066 sign posted Uley/Stroud. Bearing right, continue for approximately 3/4 mile to the next roundabout and take the second exit into Downham View, continue for approximately 50 metres bearing right and continue to the unmarked T junction turning right into Caswell Mews and bearing left and right again into Castle Stream Court . No 7 can be found at the end of the cul de sac on the right hand side.

### **DESCRIPTION**

This well presented end terraced property is tucked away in the sought after area of Castlestream Court, having attractive brick stone frontage with gravelled areas and off street parking to the front, the property offers ample space throughout with spacious living area on the ground floor with a well laid out fitted kitchen with breakfast bar, lounge with additional dining area and leading through to a bespoke conservatory having excellent entertaining space along with quiet nook for office or study space. There are three first floor bedrooms with the master having its own en suite and separate family bathroom. Externally there are two well placed parking spaces to the front and a side gate leads to the enclosed and tranquil rear garden with ample space for entertaining and garden room with elevated views towards Chestal.

### 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

# ON THE GROUND FLOOR

# **CANOPY PORCH**

# **ENTRANCE HALL**

Welcoming and spacious area with radiator, tiled flooring and stairs to first floor.



The property is pleasantly situated on the outskirts of Dursley in this With WC, wash hand basin, double glazed window to front, and

## KITCHEN 3.98m x 2.21m (13'0" x 7'3")

Having a range of wall and base units with worktops over sink and ring gas hob with extractor, space for fridge freezer and plumbing

# LOUNGE 5.89m into recess narr, to 4.51m x 4.38m narr to 2 (19'3" into recess narr. to 14'9" x 14'4" narr to 9)

L-shaped and having two radiators, understairs cupboard and

# CONSERVATORY 5.28m narrowing to 2.88m x 1.13m widening to 3.87m (17'3" narrowing to 9'5" x 3'8" widening

Spacious with excellent entertaining space with an array of double glazed windows and patio doors opening onto the rear garden. perspex apex roof and versatile nook provides space for study or toys with power points.

# ON THE FIRST FLOOR

Loft access, airing cupboard housing hot water tank.

# BEDROOM ONE 3.28m max x 2.91m (10'9" max x 9'6") Having radiator, built-in wardrobe and double glazed window to rear

with views across the escarpment and Cam Long Down.

Fully tiled with vanity wash hand basin with storage under, WC, shower cubicle with mains shower, radiator and double glazed window to rear.

# BEDROOM TWO 2.95m x 2.17m widening to 2.43m into door recess (9'8" x 7'1" widening to 7'11" into door

With radiator and double glazed window to front with views towards woodland.

# BEDROOM THREE 2.11m x 2.00m (6'11" x 6'6")

Having radiator and double glazed window to front with views towards woodland.

# **FAMILY BATHROOM**

White suite comprising bath with mains shower over, and glazed



shower screen, WC, vanity wash hand basin with storage, radiator, Services: It is understood that all mains services are connected. and fully tiled floor and walls.

### **EXTERNALLY**

To the front of the property are two parking spaces leading to a small gravelled area and pathway to front door. A second pathway leads to the side with access via a wooden gate and leading to a built-in storage area to side. The rear garden has block paved and gravelled areas and leads to an attractive decked area with lighting. By appointment with the owner's sole agents as over. storage and space for entertaining. A SUMMERHOUSE offers additional storage space and measuring 2.66m x 1.74m - useful for storage and currently used as a workshop. The garden is edged by We may offer prospective purchasers' financial advice in order to fencing and wall and has elevated views towards Chestal.

### **AGENT NOTES**

# Tenure: Freehold

Annual service charge: Approximately £240 for the upkeep of trees, pond and communal areas: managed by Cotswold View Managment

There is a water meter.

Council Tax Band: C.

Broadband: Fibre to the Premises

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

# FINANCIAL SERVICES

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





