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10 Upper Poole Road, Dursley,
GL11 4JY

Price Guide
£250,000



THREE BEDROOM SEMI-DETACHED HOUSE WITH NO ONWARD CHAIN, IN NEED OF GENERAL MODERNISATION, GARAGE PLUS DRIVEWAY PARKING, FLEXIBLE AND VERSATILE ACCOMMODATION OVER THREE FLOORS, WITHIN SHORT WALK OF TOWN CENTRE AND AMENITIES, ENTRANCE PORCH, ENTRANCE HALLWAY, OFFICE/OCCASIONAL BEDROOM, FIRST FLOOR LIVING ROOM KITCHEN AND DINING ROOM, THREE TOP FLOOR BEDROOMS PLUS SHOWER ROOM, GARDEN ACCESS FROM MIDDLE FLOOR WITH REAR ACCESS TO DRIVEWAY AND GARAGE. ENERGY RATING: D.

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10 Upper Poole Road, Dursley, GL11 4JY

SITUATION

This property occupies an elevated position in Upper Poole Road, which is within walking distance of Dursley town centre and its amenities. Dursley has a range of local shops along with swimming pool, sports hall, library and Sainsbury's supermarket. There is a choice of four primary schools in Cam and Dursley and comprehensive schooling at Rednock School. The property is situated on the lower slopes of Stinchcombe Hill and there are numerous country walks throughout the adjoining woodland. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily 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 onward connections to the national rail network.

DIRECTIONS

From Dursley town centre, proceed out of town through Silver Street on the A4135 and at the end of the rank of shops turn right into Henlow Drive, continue up the incline to the mini-roundabout turning right and the property will be located on the left hand side. The driveway plus garage is located slightly further up the incline on the left hand side and is the far right hand garage in the coach house.

DESCRIPTION

This property has been in the same ownership for over 30 years and is now offered to the market with no onward chain. In need of general modernisation, this semi-detached home offers spacious and flexible accommodation over three floors and occupies a convenient position with a pleasant outlook to front and is within easy reach of the town centre. The property briefly comprises; entrance porch, entrance hallway, office/occasional bedroom. On the first floor there is kitchen, dining room and separate living room. On the top floor there are three bedrooms and shower room. To the rear of the property, the garden is accessed via the kitchen on the first floor and also has conservatory. Side access leads to front and also rear access leads to the garage plus driveway.

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

With uPVC front door, leading to:

ENTRANCE HALLWAY

Radiator, stairs to first floor.

OFFICE/OCCASIONAL BEDROOM 3.52m x 2.45m (11'6" x 8'0")

Double glazed window to front, radiator, built in wardrobe.

ON THE FIRST FLOOR

LANDING

Double glazed window to side.

KITCHEN 2.88m x 2.14m (9'5" x 7'0")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, electric cooker and hob with extractor over, under counter space for fridge, radiator, gas boiler, double glazed window and door to garden.

LIVING ROOM 4.49m x 3.53m (14'8" x 11'6")

Two double glazed windows to front, radiator.

DINING ROOM 2.86m x 2.26m (9'4" x 7'4")

Double glazed window to rear, radiator, door to kitchen (currently blocked).

LANDING

Stairs to top floor.

ON THE TOP FLOOR

LANDING

Double glazed window to side, radiator, access to loft space which has ladder is insulated and part boarded.

BEDROOM ONE 3.62m x 2.65m (11'10" x 8'8")

Double glazed window to front, radiator, built in storage cupboard and built in wardrobe with range of fitted cupboards, radiator.

BEDROOM TWO 2.95m x 2.53m (9'8" x 8'3")

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE 2.60m x 1.79m (8'6" x 5'10")

Double glazed window to front, radiator.

SHOWER ROOM

Shower cubicle with electric shower, low level WC, wash hand basin with pedestal, heated towel rail, double glazed window to rear.

EXTERNALLY

The rear garden is access via first floor kitchen and leads to wooden decking, CONSERVATORY (2.93m x 2.19m) which has double glazed windows and doors. The garden is laid to lawn and fully enclosed by wood panel fencing with side access to front and further rear access leading to GARAGE (4.93m x 2..52m) which has up and over door to front leading to driveway providing parking for one vehicle.

AGENTS NOTE

Tenure: Freehold.

The sale of this property is subject to probate which will be

applied for shortly.

All mains services are believed to be connected. Gas central heating.

Council Tax Band: D.

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.

