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57 Champions Court, Dursley,  
GL11 4BE

Offers In The Region Of  
**£170,000**



REDESIGNED AND MODERNISED OPEN PLAN TWO BEDROOM TOWN HOUSE SET IN OVER 60'S DEVELOPMENT, CLOSE TO THE TOWN CENTRE AND AMENITIES, ENTRANCE HALL, CLOAKROOM / UTILITY, BESPOKE OPEN PLAN FULLY FITTED MODERN KITCHEN INCLUSIVE OF DINING/LOUNGE AREA WITH PATIO DOOR OPENING OUT ONTO COURTYARD WITH SUMMERHOUSE, TWO FIRST FLOOR BEDROOMS, CONTEMPORARY WET ROOM, COMMUNAL PARKING, GUEST SUITE, RESIDENTS LOUNGE, AND LAUNDRY ROOM. EPC: D

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## 57 Champions Court, Dursley, GL11 4BE

### SITUATION

Champions Court is in an enviable position within a short walk of the centre of the old market town of Dursley. In close proximity are a range of shops including Sainsbury's supermarket, doctors and dentist surgeries, churches, public houses, swimming pool, library and The Vale Hospital. Dursley is well placed for travel throughout the south-west including the larger centres of Gloucester, Cheltenham and Bristol which are accessed via the A38 and M5/M4 motorway network. The adjoining village of Cam also has its own Park and Ride railway station with regular services to Gloucester and Bristol with onward connections to the national rail network.

### DIRECTIONS

Champions Court will easily be found from the centre of Dursley. On leaving our offices turn right and proceed on foot through Parsonage Street into Silver Street and the rear of Champions Court can be accessed from Bolton Lane and the front from Henlow Drive. The first and second turnings on the right respectively.

### 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).

### CANOPY PORCH

### ENTRANCE HALL

Partially glazed front door leading into open plan ground floor space.

### CLOAKROOM/UTILITY

Having w/c with built in wash hand basin. work top with space and plumbing for a washing machine, ladder radiator and shelving.

### OPEN PLAN LIVING AREA 4.48 x 4.05 (14'8" x 13'3")

This unique space has been reconfigured by the owners

offering open plan living for convenience with an area for lounging and having wall mounted modern electric heating, spot lights, bespoke under stairs pull out storage drawers, alcove, double glazed window and patio door opening out to rear courtyard. A large wooden worktop and breakfast bar with shelving and perspex side allow for dining and lead to the modern fitted kitchen:

### OPEN PLAN KITCHEN AREA

Upgraded by the current owners to offer wall, base and drawer units with pull out pantry, and pull out base units for ease, having soft close drawers, laminate worktop over, sink and drainer and built in two ring ceramic hob with built in oven, and integral fridge and freezer. Double glazed window with privacy glass to the front.

### ON THE FIRST FLOOR

### LANDING

Having double glazed window to front with privacy glazing. a door leads onto an inner hallway with built in over stairs open plan alcove with shelving and water heater, and opening to:

### BEDROOM ONE 3.96 x 2.46 (13'0" x 8'1")

With a ceiling mounted modern heater and double glazed window to rear.

### WET ROOM

Having been upgraded and with a modern and contemporary feel, bespoke wet room has been fully clad with built in rain shower, vanity wash basin and built in wc with a range of units and storage surfaces, electric heated ladder towel rail and double glazed window to rear.

### BEDROOM TWO 2.59 x 2.46 (8'6" x 8'1")

Having double glazed window to front with privacy glazing, and electric wall mounted panel heater opening to landing.

### EXTERNALLY

The rear courtyard patio has a small raised bed with shrubs and privacy trees and leads to wooden SUMMER HOUSE 2.26m x 1.65m with power sockets.

### AGENTS NOTE 1

The property is on a 125 year lease which commenced in 2018

The property is managed by Midland Heart Ltd and subject to a Service Charge of approximately £229.88 (Per Calendar Month). No ground rent payable.

Electric heating

Council Tax Band: B

EPC D

Probate Granted

### AGENTS NOTE 2

The property is available to potential purchasers meeting the following criteria: Must be over the age of 60 or aged over 55 if in receipt of Disability Allowance, also subject to meeting the Scheme Manager.

### VIEWING

By appointment with the owner's sole agents as over.

