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24 Ryder Close, Dursley,
GL11 5SG

Price Guide
£300,000



MODERNISED AND IMMACULATELY PRESENTED SEMI-DETACHED BUNGALOW IN END OF CUL-DE-SAC LOCATION, NO ONWARD CHAIN, LOVELY VIEWS OF CAM PEAK AND COUNTRYSIDE, NEWLY FITTED KITCHEN, NEW DOUBLE GLAZED WINDOWS AND DOORS, NEW FLOORING, RE-DESIGNED AND UPDATED GARDEN, SPACIOUS ENTRANCE HALLWAY, KITCHEN WITH STABLE DOOR TO GARDEN, LIVING/DINING ROOM, TWO DOUBLE BEDROOMS, BATHROOM, ENCLOSED REAR GARDEN, GARAGE WITH AMPLE DRIVEWAY PARKING, ENERGY RATING: C.

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24 Ryder Close, Dursley, GL11 5SG

SITUATION

This property is located in the popular and sought after area of Ryder Close on Norman Hill in Cam. The house occupies an elevated position with views to the front overlooking the surrounding countryside. The property is well situated for a range of shopping facilities including: Tesco supermarket in Cam and Sainsbury's supermarket in Dursley. The town also has a wider range of local retailers along with library, swimming pool and 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools as well as secondary schooling at Rednock Comprehensive School. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Cam is also well placed for commuting via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across at the first and second mini roundabouts, after the second mini roundabout proceed for approximately 300 metres, taking the first turning on the right into Woodview Road and continue down the incline taking the third turning on the right into Ryder Close, proceed for approximately 150 metres, and number 24 will be found on the right hand side.

DESCRIPTION

This property has been extensively updated and modernised by the current owners. The layout has been amended to create a larger entrance hallway, flowing through into the newly fitted kitchen with stable door to garden. The windows and doors have all been updated, with insulation added to the newly added flooring and the ceilings. The rear garden has been redesigned in creating a pleasant enclosed space with steps to a top patio that offers lovely views of the nearby countryside. The driveway has been widened, creating the potential for parking wider vehicles. The property briefly comprises; entrance hallway, kitchen, living/dining room, two double bedrooms and family bathroom. Externally, there is an

enclosed rear garden with access to front which has garage and ample driveway parking. This property is offered with no onward chain.

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 HALLWAY

Double glazed front door and side panel, storage cupboard with automatic light, radiator, access to loft space which has gas boiler.

KITCHEN 3.17 x 2.66 (10'4" x 8'8")

Newly fitted with base and wall units, roll top laminate work surface over, electric oven with separate five ring gas hob, integrated fridge freezer, composite sink and drainer, double glazed stable door and window to rear.

LIVING/DINING ROOM 5.74 x 3.21 (18'9" x 10'6")

Double glazed sliding door to rear, radiator.

BEDROOM ONE 3.26 x 3.11 (10'8" x 10'2")

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

BEDROOM TWO 2/68 x 2/15 narrowing to 2/02 (6'6"/223'1" x 6'6"/49'2" narrowing to 6'6"/6'6")

Double glazed window to front, radiator. storage cupboard.

SHOWER ROOM

Having double walk-in shower low level WC, wash hand basin with vanity unit, double glazed window to side, heated towel rail.

EXTERNALLY

The rear garden has flagstone patio, tap, retaining wall with steps to top patio which has views to countryside. There is a laid to lawn garden, rockery and the rear

garden is enclosed by wall and wood panel fencing. There is side access to the front of the property and further uPVC side door to GARAGE (7.23m x 2.43m) which has light and power, space and plumbing for washing machine, single glazed window to rear, front up and over door leading to driveway which has tandem parking for a number of vehicles. The front garden has slope and also steps up to the property, there is also a laid to lawn garden.

AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected.
Council Tax Band: C (£1,902.57 payable).
Gas central heating.
Broadband: Asymmetric Digital Subscriber Line

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.

