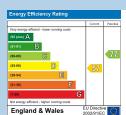
Bennett A Jones **PARTNERSHIP**

ESTATE AGENTS · LETTING AGENTS · VALUERS · SURVEYORS









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.



ESTATE AGENTS · LETTING AGENTS · VALUERS · SURVEYORS

4 Fort Lane, Dursley, **GL11 4LH**

Price Guide £190,000



THIS CHARMING COTTAGE HAS BEEN IN THE SAME OWNERSHIP FOR OVER 20 YEARS AND IS NOW OFFERED TO THE MARKET WITH NO ONWARD CHAIN. WITH MANY PERIOD FEATURES. THIS PROPERTY IS NOW READY FOR THE NEXT OWNER AND WOULD BENEFIT FROM ALL ROUND MODERNISATION. THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, BATHROOM, LOUNGE, KITCHEN, ONE FIRST FLOOR BEDROOM AND GOOD SIZED REAR GARDEN. EPC: D

01453 544500

31 Parsonage Street, Dursley Gloucestershire, GL11 4BW









4 Fort Lane, Dursley, GL11 4LH

SITUATION

The cottage is located in this popular position within a few minutes walk of the wooded slopes of Stinchcombe Hill and yet the property remains within a short distance of the town centre. Facilities include: a range of local traders, Sainsbury's supermarket along with primary and secondary schooling. Dursley is well placed for travel throughout the South West and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

DIRECTIONS

easterly direction on the A4135 through Silver Street to the mini-roundabout, proceed straight across and continue for approximately 150 metres turning right into Fort Lane and the property will be found immediately on the right hand side.

DESCRIPTION

This property has been in the same ownership for over 20 BEDROOM 4.55m x 3.66m (14'11" x 12'0") years and is now offered to the market with no onward chain. With many characterful features, this quaint cottage is now in need of full modernisation. The cosy accommodation comprises; entrance hall, downstairs bathroom, living room with woodburner, kitchen, and first floor bedroom. Outside is a lovely cottage garden with attractive Cotswold stone wall accompanied by several planters and greenhouse.

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 PORCH

Radiator, upvc double glazed window.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin, bath with electric shower over, double glazed window, heated towel rail, extractor, part tiled walls, airing cupboard, Vaillant gas boiler.

LOUNGE 5.41m x 3.61m (17'8" x 11'10")

Three double glazed windows, radiator, under stair cupboard, stairs to first floor, woodburner with stone

KITCHEN 3.22m x 1.82m (10'6" x 5'11")

Range of wall and base units, one and a half bowl sink unit, space for washing machine and dishwasher, under counter fridge, integrated electric oven, five ring gas hob From Dursley town centre, proceed out of town in a south unit, extractor over, part tiled splashback, radiator, two double glazed windows, double glazed French doors.

ON THE FIRST FLOOR

LANDING

Double glazed window.

Two windows, radiator, access to boarded loft, built-in wardrobe

EXTERNALLY

Having raised patio area with various shrubs and planters, steps up to further garden area with greenhouse, decking area, shed with power, bound by attractive Cotswold stone wall and fence panel with gated side access.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be

connected.

Council Tax Band: B

The property benefits from a right of way accessed from the side of no.6 Fort Lane to provide rear access to the

The property is located within a Conservation area.





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.



