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16 Elm Grove, Dursley,
GL11 5RQ

Guide Price
£310,000



DELIGHTFUL SEMI-DETACHED HOME BOASTING AMPLE LIVING SPACE AND WITHIN WALKING DISTANCE OF AMENITIES. ACCOMMODATION COMPRISING OF ENTRANCE PORCH, HALL, LIVING ROOM TO THE FRONT AND OPEN PLAN KITCHEN/DINING ROOM TO THE REAR, UTILITY/BOOT ROOM AND STUDY. STAIRS TO THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM. REAR GARDEN LAID TO LAWN WITH PATIO AREA AND MATURE BEDS. BENEFITTING FROM A GARAGE AND DRIVEWAY PARKING FOR 3+ VEHICLES. ENERGY RATING D.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



16 Elm Grove, Dursley, GL11 5RQ

SITUATION

Elm Grove is within a few minutes walk of local shops and Cam village centre is within a few minutes drive, which has a growing range of facilities including Tesco superstore, hairdressers, chemist, news agents and public houses. The village has a choice of three primary schools and the neighbouring town of Dursley has a wider range of shopping facilities, along with secondary schooling. Cam is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station giving access to Gloucester and Bristol and onward connections to the national rail network.

DESCRIPTION

This delightful semi-detached home boasts ample living space and is within walking distance of amenities. The accommodation comprises of entrance porch, entrance hall, living room to the front and open plan kitchen/dining room to the rear, utility/boot room and study. On the first floor there are three bedrooms and family bathroom. Outside the rear garden is laid to lawn with patio area and mature beds. The property also benefits from a garage and driveway parking for three vehicles.

DIRECTIONS

If travelling from Dursley town centre, proceed north west out of town on the A4135 Kingshill Road, proceeding straight across at the first and second mini-roundabouts. Continue for approximately 700 metres passing the turning for The Drive and the property is the fifth property on the right hand side.

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

Double glazed door and panel, tiled flooring leading to:

ENTRANCE HALL

Double glazed front door and side panel, tiled flooring, radiator and understairs storage

LIVING ROOM 4.21 x 3.50 (13'9" x 11'5")

With decorative fireplace, double glazed window to front, radiator.

KITCHEN/DINING ROOM 5.35 x 3.42 (17'6" x 11'2")

Range of wall and base units, integrated electric oven and gas hob, space for fridge, one and a half bowl sink with mixer tap, breakfast bar and space for a dining room table, two double glazed windows to the rear overlooking the garden, radiator, vinyl flooring, tiled splashbacks, door leading to:

UTILITY 2.57m x 2.70m (8'5" x 8'10")

With tiled flooring, window to the rear, space and plumbing for multiple appliances, gas boiler providing radiator central heating and domestic hot water, door to side.

STORE ROOM 3.31m x 2.70m. (10'10" x 8'10".)

Versatile space with vinyl flooring, window to the side.

ON THE FIRST FLOOR

LANDING

Airing cupboard, double glazed window to the side. access to:

BEDROOM ONE 3.43 x 3.31 (11'3" x 10'10")

Double glazed window to front, radiator.

BEDROOM TWO 4.21 x 2.99 (13'9" x 9'9")

Double glazed window to rear, radiator.

BEDROOM THREE 2.40 x 2.27 (7'10" x 7'5")

Double glazed window to front, radiator.



BATHROOM

Having P-shaped bath with shower over, heated towel rail, tiled floor, part tiled walls, pedestal wash hand basin and low level WC, Double glazed window to rear.

EXTERNALLY

Benefitting from an enclosed rear garden, side access, mostly laid to lawn with a patio area and mature beds. Workshop and driveway parking for three or more vehicles.

AGENTS NOTE

Tenure: Freehold

Council Tax Band: C

Services: Mains gas, electric, water and sewerage are understood to be connected.

Broadband: Fibre to the Cabinet

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.

