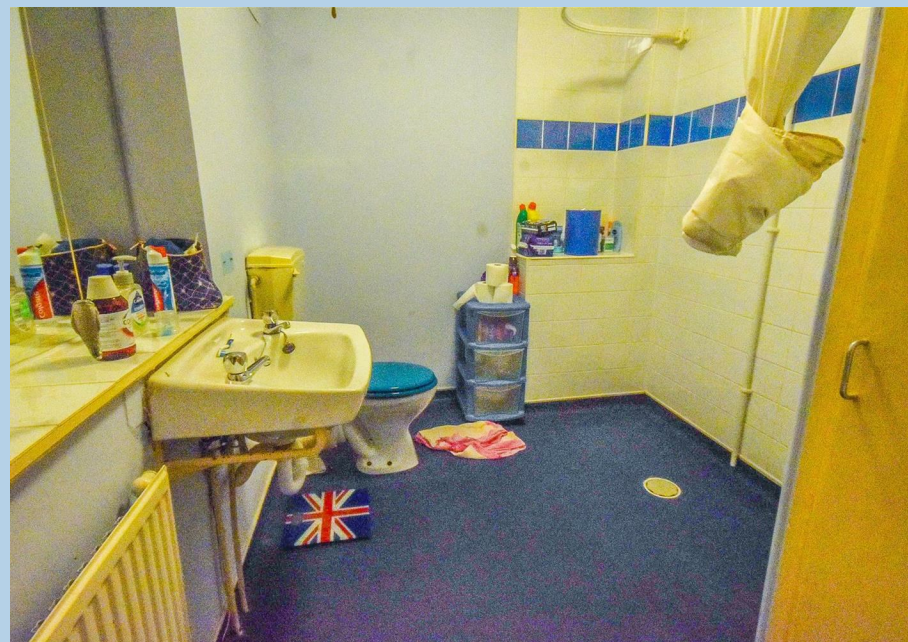


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements 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.

26 Kingsdown, Dursley,
GL11 4DB

Asking Price
£245,000



EXTENDED FOUR BEDROOM 1930S SEMI-DETACHED HOUSE, CUL-DE-SAC LOCATION, IN NEED OF GENERAL MODERNISATION, ENTRANCE LOBBY OPENING TO LIVING ROOM, SEPARATE DINING ROOM, KITCHEN, FOUR FIRST FLOOR BEDROOMS, WET ROOM, GAS CENTRAL HEATING, OFF ROAD PARKING, GOOD SIZE UNCULTIVATED GARDEN, ENERGY RATING: D

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SITUATION

26 Kingsdown is situated in the Kingshill area of Dursley within walking distance is a range of local shops including Lidl supermarket, hairdressers and takeaways. Also within a short walk is Rednock Comprehensive School and Dursley town centre is approximately three quarters of a mile distant and offers a wider range of shopping facilities along with Sainsbury's supermarket, recreational facilities including swimming pool, sports hall and 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools and 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 north west out of town on the A4135, continuing passing the Fire Station on the right hand side and turning right into Kingshill Lane. Take the first turning on the left and after approximately 50 metres take the first turning on the right and continue down Kingsdown for approximately 100 metres on the left hand side.

DESCRIPTION

This extended spacious 1930s house has been in the same ownership for approximately 20 years. The owner carried out substantial extension making this now a four bedroomed semi-detached house retaining a very good size rear garden and parking to the front. The property is now in need of general modernisation and updating and the garden is uncultivated, but of a good size. The accommodation briefly comprises: entrance lobby leading to living room opening to a good size dining room with views over the back garden. There is a spacious kitchen, which is in need of re-fitting and on the first floor there are four bedrooms and a wet room. The property has extensive sealed unit double glazing with the exception of a couple of windows and gas fired radiator central heating. The central heating system has not been checked and this would be responsibility of the prospective buyer.

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 HALL

With double glazed window to front.

LIVING ROOM 4.74m x 3.47m (15'6" x 11'4")

Having brick fireplace and TV shelf, double radiator, double glazed window to front and stairs to first floor.

DINING ROOM 3.34m x 3.37m (10'11" x 11'0")

Having double glazed window to side and patio door to rear.

KITCHEN 3.91m x 2.87m (12'9" x 9'4")

Having a range of wall and base units, stainless steel single drainer sink unit, single glazed window to side, double glazed window to front, wall mounted gas system boiler supplying radiator central heating and domestic hot water, double glazed door to rear.

ON THE FIRST FLOOR

LANDING

Having access to loft space.

BEDROOM ONE 3.37m x 3.35m (11'0" x 10'11")

Having radiator and double glazed window to rear.

BEDROOM TWO 2.58m x 2.57m (8'5" x 8'5")

Having double glazed window to front and radiator.

BEDROOM THREE 2.85m x 1.92m (9'4" x 6'3")

Having double glazed window to front and radiator, exposed floorboards.

BEDROOM FOUR 2.82m x 1.93m (9'3" x 6'3")

Having double glazed window to rear and radiator.

WET ROOM

Having WC, wash hand basin, wet room style flooring, electric shower, airing cupboard housing hot water storage tank.



EXTERNALLY

To the front of the property there is a parking area and uncultivated front garden, pathway leads to the side of the property. The rear garden has raised terraced garden, which is of a good size with patio area, uncultivated section of garden, enclosed by fencing with garden shed.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

The central heating system has not been checked and this would be responsibility of the prospective buyer.

Council Tax Band: B

Broadband: Unknown.

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.

