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15 Stonelea, Dursley,
GL11 6LG

Asking Price
£260,000



TWO BEDROOM SEMI-DETACHED BUNGALOW, IN TUCKED AWAY END OF CUL-DE-SAC POSITION, GARAGE PLUS DRIVEWAY, ENTRANCE HALLWAY, DOUBLE AND SINGLE BEDROOM, BATHROOM, LIVING/DINING ROOM, KITCHEN, ENCLOSED REAR GARDEN, ENERGY RATING D

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15 Stonelea, Dursley, GL11 6LG

SITUATION

This property occupies a level and set back position from the road and is located in the sought after area of Stonelea in Cam. The property is within walking distance of a range of local facilities including: convenience store, award winning butchers and Cam Woodfield primary school. Cam village centre offers Tesco supermarket, post office, chemist, doctors and dentists surgeries along with 'Park and Ride' railway station in Box Road. The nearby town of Dursley offers a wider range of facilities including: Sainsbury's supermarket, numerous independent retailers, library, swimming pool and comprehensive school.

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, at the third mini roundabout take the first exit into Woodfield Road, proceed for approximately one quarter of a mile to the next mini roundabout taking the second exit into Phillimore Road and immediately left into Rock Road, take the second turning on the right onto Stonelea, proceed to the end of the cul-de-sac and number 15 will be found on the left hand side, over the shared driveway.

DESCRIPTION

This property has been in the same ownership for over two years and occupies a particularly pleasant tucked away position at the end of a cul-de-sac in the sought after location of Stonelea. The property is accessed over shared driveway (shared by two other neighbours) leading to the driveway providing parking for 2/3 vehicles leading to garage. There is an enclosed rear garden which is laid to lawn and has flagstone patio. Internally, the property briefly comprises: entrance hallway, living/dining room, kitchen, two bedrooms and bathroom.

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 door and side panel, radiator, access to loft space.

**LIVING/DINING ROOM 5.45m x 3.62m
narrowing to 3.32m (17'10" x 11'10" narrowing to 10'10")**

Double glazed door and window to garden, radiator.

KITCHEN 2.47m x 2.45m (8'1" x 8'0")

Fitted kitchen with base and wall units, roll top laminate work surface over, electric oven, gas hob, extractor over, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for tall standing fridge freezer, double glazed window to rear, gas boiler.

BEDROOM ONE 4.41m narrowing to 3.63m x 3.13m (14'5" narrowing to 11'10" x 10'3")

Double glazed window to front, radiator.

**BEDROOM TWO 3.00m (max) x 2.48m
narrowing to 1.69m (9'10" (max) x 8'1" narrowing to 5'6")**

Double glazed window to front, radiator.

BATHROOM

Bath with electric shower, low level WC, wash hand basin with pedestal, storage cupboard, heated towel rail, double glazed window to side.

EXTERNALLY

To the rear of the property there is a flagstone patio, stone gravel and laid to lawn areas. The garden is enclosed by wood panel fencing and side gate leads to driveway which has parking for 2/3 vehicles leading to GARAGE which has up and over door to front.

AGENT'S NOTE

Tenure: Freehold.

All mains services are believed to be connected. Gas

central heating. There is a water meter.

Council Tax Band: B

Broadband: Fibre to the Premises.

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.

