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76 Woodmancote, Dursley,
GL11 4AJ

Offers In The Region
£200,000



CHARACTERFUL THREE DOUBLE BEDROOM COTTAGE OFFERED WITH NO ONWARD CHAIN. HAVING BEEN PARTIALLY RENOVATED, THIS PROPERTY IS NOW READY FOR THE NEXT OWNER TO ADD THEIR OWN STAMP ON WHAT COULD BE A BEAUTIFUL COTTAGE CLOSE TO THE TOWN CENTRE. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE PORCH, HALLWAY, KITCHEN, LOUNGE/DINER, THREE GOOD SIZE BEDROOMS AND FAMILY BATHROOM. EXTERNALLY: A FRONT DRIVEWAY WITH PARKING AND ACCESS TO EXTERNAL PASSAGEWAY & REAR ACCESS TO GOOD SIZE REAR GARDEN. GAS CENTRAL HEATING, EPC: C

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SITUATION

The property is situated on the edge of Dursley town overlooking the wooded slopes of Stinchcombe Hill, which is an area designated as one of outstanding natural beauty. The town of Dursley offers a range of facilities including Sainsbury's supermarket, a good range of local retailers, along with swimming pool, sports hall and 18 hole golf course. Cam and Dursley have a choice of four primary schools and secondary schooling can be found at Rednock Comprehensive School. 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 onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed out of town in an easterly direction on the A4135 and continue to the mini-roundabout, proceed straight across into Woodmancote. Continue on this road and the property can be found on the right hand side opposite the park, just after the turning for Nunnery Lane.

DESCRIPTION

This characterful cottage has been in the same ownership for over 20 years and is now offered to the market with no onward chain. The property has been partially refurbished and would benefit from further modernisation and improvement. The property briefly comprises; Entrance porch, inner hall, kitchen, lounge/diner, three first floor double bedrooms, and family bathroom. There is a driveway to the front for off street parking and external passageway providing shared access from the front to the rear with a right of way via a path leading to the spacious and enclosed rear garden.

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 upvc windows and door, tiled floor, stable door to:

ENTRANCE HALL

Steps down onto a tiled floor, with radiator and internal door giving access to the side passageway.

KITCHEN 3.11m x 2.38m (10'2" x 7'9")

This neat space offers a well laid out space with wall and base units having integrated gas hob and extractor over, electric oven, integrated dishwasher, space for fridge/freezer and washing machine, stainless steel single drainer sink unit, exposed beam, window to front and stairs to first floor.

LOUNGE 4.55m x 3.13m (14'11" x 10'3")

Single glazed window to rear with attractive and useful built-in window seat, fireplace, exposed beam and radiator.

ON THE FIRST FLOOR

LANDING

larger than average space with radiator, cupboard with Glow Worm boiler and access to loft space.

BEDROOM ONE 3.35m x 2.74m (10'11" x 8'11")

Double glazed window, radiator.

BEDROOM TWO 2.92m x 2.79m (9'6" x 9'1")

Double glazed window, radiator.

BEDROOM THREE 2.91m x 2.05m (9'6" x 6'8")

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

BATHROOM

Double glazed window to front, suite comprising bath with electric shower over, low level WC, pedestal wash hand basin, part tiled splash back, radiator and electric heater.

EXTERNALLY

To the front of the property is a paved driveway offering off street parking for one vehicle, and leads to the front entrance porch, a front gate with steps down leads to a pathway and small front garden area and on to an external door and inner passageway owned by no. 76 providing rear access, and includes a right of way for the neighbouring property also. The rear garden is accessed via an external path (owned by no.74 which no. 76 has right of access over) and leads to



spacious and private rear garden with patio and spacious lawn area with views towards Stinchcombe hill woods and edged by attractive Cotswold stone wall and fence panels.

AGENT NOTES

Tenure: Freehold. External passageway is owned by No. 76 with a right of access through for the neighbouring property as well as No.78.

Services: All mains services are believed to be connected. Property subject to probate which has been granted.

Council Tax Band: C

Broadband: Fibre to the Premises

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

