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6 St. Georges Road, Dursley,
GL11 4DW

Offers In The Region Of
£269,950



HAVING BEEN IN THE SAME OWNERSHIP FOR MANY YEARS THIS CHARMING SEMI-DETACHED EX-LOCAL AUTHORITY PROPERTY HAS EXCEPTIONAL SPACE WITHIN AND COMPRISES: ENTRANCE HALLWAY, TWO RECEPTION ROOMS, KITCHEN, GROUND FLOOR SHOWER ROOM, INNER HALLWAY LEADING TO UTILITY SHED. THE FIRST FLOOR OFFERS TWO DOUBLE BEDROOMS AND ADDITIONAL SINGLE BEDROOM, ALONG WITH A CONVENIENT FIRST FLOOR WC. THERE IS AMPLE OFF STREET PARKING ALONG WITH SPACIOUS GARAGE AND WORKSHOP TO COMPLIMENT THE GOOD SIZE FRONT AND REAR GARDENS. ENERGY RATING D. TAX BAND B

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6 St. Georges Road, Dursley, GL11 4DW

SITUATION

St. Georges Road is situated in the Kingshill area of Dursley and within walking distance is a range of local shops including: Lidl supermarket, hairdressers and takeaways, also within a short walk is Rednock comprehensive school. The property is well positioned for access into the busy town centre of Dursley. The town centre itself provides a full range of day to day shopping, schooling and recreational facilities together with Sainsbury's supermarket and The Pulse Leisure/Sports Centre with swimming pool. The A38 and M5/M4 motorway network provides excellent commuting routes to the larger centres of Bristol, Bath, Gloucester and Cheltenham. The A46 is closeby for access to the market towns of Tetbury and Nailsworth (20 minutes approximately).

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continue passing the Fire Station on the right hand side and at the next roundabout turn right into St. Georges Road and straight over the next roundabout, follow the road for approximately 50 yards where number 6 St Georges Road can be found on the left hand side.

DESCRIPTION

The property was constructed approximately 60 years ago as local authority housing and has been in private ownership for a number of years. Set on a good size plot with access via a front pathway with good size driveway and garage. A welcoming entrance hall leads to a dining room with French doors to garden and lounge, along with kitchen, shower room and inner passageway leading to the external brick utility store. On the first floor there are three bedrooms, two double and one single and separate WC with hand wash basin. Externally, the property has a larger than average front and rear garden, driveway offering ample off street parking and large garage/workshop. The property also benefits from gas central heating and double glazing. EPC D.

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 HALL

Having door to front, wood flooring, radiator, stairs to first floor and understairs cupboard.

LOUNGE 4.65m x 3.66m (15'3" x 12'0")

Good size room with feature fireplace, radiator and dual aspect double glazed windows providing ample light throughout.

DINING ROOM 2.81m x 2.34m (9'2" x 7'8")

Having radiator, patio doors to rear garden and internal glazed sliding door to lounge.

KITCHEN 3.19m x 2.77m (10'5" x 9'1")

Having wall and base units with worktop over, sink with drainer, space for freestanding cooker, and fridge/freezer and plumbing for washing machine, hatch opening to dining room., double glazed window to rear overlooking garden door leading to external hallway.

SHOWER ROOM

White suite comprising: shower cubicle with mains shower, pedestal wash basin, WC, radiator, double glazed window to front and partially tiled walls.

ON THE FIRST FLOOR

LANDING

Having access to loft space, airing cupboard and large double glazed window to front.

BEDROOM ONE 4.70m x 2.94m (15'5" x 9'7")

Having radiator and dual aspect double glazed window to front and rear.

BEDROOM TWO 4.66m max x 3.13m max (15'3" max x 10'3" max)

Having radiator and housing boiler, dual aspect window to front and rear.

BEDROOM THREE 2.54m x 2.53m (8'3" x 8'3")

Radiator and double glazed window to rear.

SEPARATE WC

With WC and wash basin, double glazed window to front.

EXTERNALLY

To the front of the property there is a pathway leading down to a small patio area with tiered area having an array of shrubs

and leading to the front door. There is a passageway leading to the front door and there is also a larger than average driveway providing ample off street parking leading to a double garage/workshop. To the rear of the property is a good size patio area with retaining wall and steps up to garage side door and additional garden area with astro turf lawn area and pathway to additional patio area and rear storage area with wooden fence.

GARAGE/WORKSHOP

This versatile large garage and workshop can be accessed via the front up-and-over door and has power and lighting, side window and door leading to enclosed rear garden.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected

Council Tax Band: 'B' (£1,836.01 payable).

Ex-local authority property has been bricked up by the current owner.

Broadband: Asymmetric Digital Subscriber Line

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.

