



Fort Lane, Dursley GL11 4LH
£425,000



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• Detached dormer bungalow • Four bedrooms • Well-proportioned accommodation throughout • Front and back garden • Garage and parking • In need of modernisation • CHAIN FREE • Freehold • Council tax band D (£2,264.69) • EPC rating D58

£425,000



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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Entrance Hall

uPVC door to entrance hall. Two storage cupboards. Radiator.

Kitchen

Double-glazed window to conservatory. Range of wall and base units with one and a half bowl sink with drainer and mixer tap, freestanding oven with four ring electric hob and space for dishwasher and fridge.

Living Room

uPVC double-glazed window to front elevation and uPVC double-glazed window to side elevation. Feature fireplace. Radiator.

Dining Room

uPVC door and double-glazed window to front elevation and sliding door to conservatory. Stairs rising to first floor. Two radiators.

Conservatory

uPVC door and double-glazed windows to rear garden. Radiator.

Utility Room

Door to rear garden and space for washing machine.

Bathroom

Two windows to rear elevation. Low-level WC, wash hand basin and corner bath with shower over. Radiator.

Bedroom One

uPVC double-glazed window to rear elevation with views. Built-in wardrobe. Radiator.

Bedroom Two

uPVC double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Bedroom Three

uPVC double-glazed window to front elevation. Radiator.

Bedroom Four

uPVC double-glazed window to front elevation. Radiator.

Bathroom

Window to front elevation. Low-level WC, wash hand basin, shower cubicle and bath. Radiator.

Outside

The property can be found off the sought after Fort Lane. There is driveway parking for three vehicles and a single garage. The property benefits from an appealing front garden that is mostly laid to lawn, there is a patio space that is ideal for entertaining. The front garden has an array of greenery, creating a private feel. The rear garden has two storage sheds and can be accessed from the conservatory and utility room.

Location

The property is situated in the market town of Dursley. Its direct links to the M5 motorway makes it easily accessible for commuting to Gloucester, Cheltenham, Bristol and London. Cam and Dursley train station is less than two miles away. Dursley offers a good variety of shopping, educational and recreational facilities including a swimming pool, sports centre, excellent Primary and Secondary Schools and a wide range of amenities.

Material Information

Tenure: Freehold.

Council tax band: D

Local authority and rates: Stroud District Council - £2,264.69 (2023/24).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

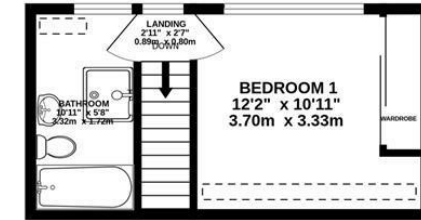
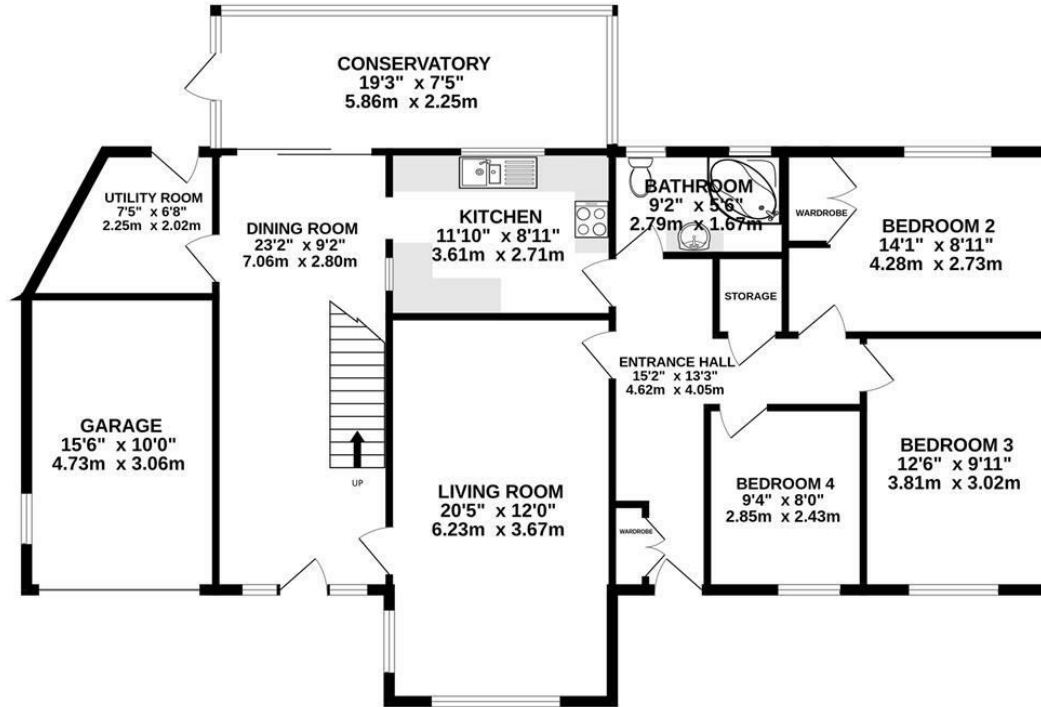
Broadband speed: 17 Mbps (basic) and 80 Mbps (superfast).

Mobile phone coverage: EE, Three, O2 and Vodafone.



GROUND FLOOR
1466 sq.ft. (136.2 sq.m.) approx.

1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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