



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (93-100) A (81-92) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82-90) A (61-81) B (38-60) C (15-46) D (2-54) E (1-18) F (1-10) G Not environmentally friendly - higher CO ₂ emissions	
	76		
	50		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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1 Broadwell Terrace, Dursley,
GL11 4JF

Price Guide
£350,000



EXTREMELY WELL PRESENTED ATTRACTIVE COTTAGE WITH MANY CHARACTER FEATURES, CLOSE TO TOWN CENTRE, ENTRANCE HALL, LIVING ROOM, SEPARATE DINING ROOM/OCCASIONAL THIRD BEDROOM, KITCHEN/DINING ROOM FITTED TO A GOOD STANDARD, TWO DOUBLE BEDROOMS, LARGE BATHROOM WITH SHOWER AND BATH, ATTRACTIVE COURTYARD GARDEN, PARKING. ENERGY RATING E

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1 Broadwell Terrace, Dursley, GL11 4JF

SITUATION

1 Broadwell Terrace occupies a convenient position within close proximity of the town centre of the old market town of Dursley, which has many amenities including local retailers along with Sainsburys supermarket. The town also has a swimming pool, library, 18 hole golf course at Stinchcombe Hill and a comprehensive school. The property is within a few moments of the town centre and well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5.M4 motorway network. The adjoining village of Cam has a park and ride railway station within regular services to Gloucester and Bristol and connections to the National Rail Network.

DIRECTIONS

From our offices in Parsonage Street, continue via the town hall turning right onto Silver Street, continue for approximately 100 metres and take the first turning on the left for Water Street then the first turning on the right and the property will be found directly in front of you.

DESCRIPTION

This early Victorian stone cottage is located in this tucked away location close to Dursley town centre. The property is extremely well presented and has many character features including quarry tiled floor in the hall, cast iron fireplace and metal frame to roof. The property is accessed via entrance leading to most attractive area with quarry tiled flooring giving access to living room, which has a cast iron fireplace and opening to bedroom three/dining room with French doors onto the garden. There is a modern fitted kitchen/dining room, again with cast iron fireplace and built-in appliances. On the first floor there are two double bedrooms, the master being of a good size and large bathroom with attractive freestanding style insulated bath and separate shower cubicle. The property has double glazed windows throughout, each having attractive shutters. To the front there is an area of garden, which is laid to lawn and concrete parking area. To the side of the property is attractive gravel and walled courtyard garden, which give a high degree of privacy. The quality and finish of the property must be seen to be fully appreciated.

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

Having quarry tiled floor, wooden front door, double glazed window to side with shutters, under stairs cupboard, stairs to first floor and radiator

LIVING ROOM 3.73m x 3.63m (12'2" x 11'10")

Having double glazed window to front with shutters, radiator, cast iron fireplace with tiled surround and painted wood mantel and opening to:-

DINING ROOM/BEDROOM THREE 2.81m x 2.50m (9'2" x 8'2")

Having double glazed French doors to side, double glazed window to rear with shutters, stone flooring and radiator.

KITCHEN/DINING ROOM 4.69m x 2.84m (15'4" x 9'3")

Having a range of black modern wall, tall and base units with laminate work surfaces over, inset enamel single drainer sink unit, plumbing for washing machine and dishwasher, integrated fridge, integrated freezer, built-in oven, integrated microwave, induction hob, cooker hood, radiator, double glazed window to side with shutters, double glazed door to garden.

ON THE FIRST FLOOR

LANDING

Having attractive galleried style landing with tall ceiling and exposed Period metal frame to roof, double glazed window to front with shutter.

BEDROOM ONE 3.65m x 3.64m max (11'11" x 11'11" max)

Having double glazed window to front with shutter, radiator, cast iron fireplace, inset ceiling spot lights.

BEDROOM TWO 2.95m x 2.46m max (9'8" x 8'0" max)

Having double glazed window to side with shutter, radiator, exposed metal framing.



LARGE BATHROOM

Having freestanding style insulated bath, large shower cubicle with mixer shower, wash hand basin, WC, extensively tiled walls, stainless steel ladder towel rail.

EXTERNALLY

To the front of the property there is concrete parking for two cars, there is an enclosed area of front garden with shrub border and picket fencing with pedestrian gate and pathway leading to the front garden. A gate leads to the side of the property to the courtyard garden, which has two separate areas and is enclosed by stone walling with raised border and gravel, seating areas in turn open into further section of courtyard garden, again enclosed by walling with access from kitchen and brick rendered SHED.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected. Gas fired radiator central heating.
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

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.

