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35 Shakespeare Road, Dursley,  
GL11 4QF

Price Guide  
£300,000



A NICELY LOCATED THREE-BEDROOM BUNGALOW IN THE POPULAR WHITEWAY AREA OF DURSLEY, OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND CLOSE TO COUNTRYSIDE WALKS INCLUDING STINCHCOMBE HILL. THE PROPERTY OFFERS A SPACIOUS LOUNGE/DINER, KITCHEN, BATHROOM AND A REAR EXTENSION PROVIDING A VERSATILE THIRD BEDROOM/DINING ROOM OR STUDY. FURTHER BENEFITS INCLUDE DRIVEWAY PARKING, A GOOD-SIZED REAR GARDEN WITH PATIO AND DECKING. EPC: D

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# 35 Shakespeare Road, Dursley, GL11 4QF

## SITUATION

This property is situated in Shakespeare Road, which is a popular location in the Whiteway area of Dursley and is on the edge of the town being well placed for numerous country walks including the local beauty spot of Stinchcombe Hill. Dursley town centre is within a few minutes drive and offers a range of shopping facilities, including Sainsbury's supermarket and a number of independent retailers. The town also has a swimming pool, golf course, library, sports hall and community centre. The area has a choice of primary schools and Rednock Comprehensive School is situated in the town centre. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester, Cheltenham and Bristol and onward connections to the national rail network.

## DIRECTIONS

From Dursley town centre proceed out of town in a south easterly direction on the A4135, proceeding straight across at the mini-roundabout and continue out of town passing The New Inn public house on the right hand side and continue up the incline taking the next turning on the left into Byron Road. Bear right into Shakespeare Road and follow the road around the left bend, continue and the road will bear round to the left again. The property can be located after a short distance on the right hand side.

## DESCRIPTION

This property has been in the same ownership for a number of years and is now offered to the market with no onward chain. The property benefits from a rear extension providing a third bedroom that could be used as a dining room or study. There are two further bedrooms, large lounge/diner, kitchen and bathroom. The rear garden is of good size and level throughout with decking and further garden to front adjacent to the driveway providing parking for two cars.

## 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

Upvc door with side light, radiator, thermostat, access to loft.

## LOUNGE 5.65m x 3.63m (18'6" x 11'10")

Double glazed patio doors, two radiators, electric fireplace.

## BEDROOM ONE 3.05m x 2.94m (10'0" x 9'7")

Double glazed window, built-in wardrobes.

## BEDROOM TWO 2.93m narrowing to 2.02m x 2.46m (9'7" narrowing to 6'7" x 8'0")

Double glazed window, radiator.

## KITCHEN 2.45m x 2.40m (8'0" x 7'10")

Double glazed window, door to side, range of wall and base units, sink unit with mixer tap, tiled splashbacks, extractor hood, space for electric cooker, washing machine and under counter fridge.

## BEDROOM/DINING ROOM 3.46m x 2.59m (11'4" x 8'5")

Two double glazed windows, radiator.

## BATHROOM

Suite comprising bath with electric shower over, low level WC and pedestal wash hand basin, tiled wall, radiator, airing cupboard housing Vaillant gas boiler.

## EXTERNALLY

To the front of the property is an open plan lawned garden, driveway with parking for two cars. The rear garden has patio, decking area, gravel border, shed and gated side access.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: C

Broadband: Full fibre available in road.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

