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8 Valley View, Dursley,  
GL11 5RB

Price Guide  
£325,000



THREE BEDROOM SEMI-DETACHED HOME IN POPULAR TUCKED AWAY CUL-DE-SAC, WEST FACING GARDEN WITH LARGE CONSERVATORY/SUN ROOM, GARAGE PLUS DRIVEWAY PARKING, ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, ENCLOSED REAR GARDEN, GAS CENTRAL HEATING, DOUBLE GLAZING. ENERGY RATING: D.

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# 8 Valley View, Dursley, GL11 5RB

## SITUATION

This semi-detached house is situated in this pleasant cul-de-sac in the popular Summerhayes area of Cam. The property has outstanding views towards Cam Peak and Cam Long Down and is situated mid way between Cam and Dursley. The property is located ideally for both centres. Cam has Tesco supermarket along with a range of local retailers and a choice of three primary schools. Dursley town offers a wider range of shopping facilities including Sainsbury's supermarket and comprehensive schooling. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham 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

If travelling from Dursley town centre proceed north west out of town on the A4135 Kingshill Road proceeding straight across at the first and second mini roundabouts then taking the second turning on the right into The Drive and proceed for approximately 200 metres bearing right and continue taking the first turning on the right into Valley View and the property will be found towards the head of the cul-de-sac on the right hand side.

## DESCRIPTION

This property has been in the same ownership for a number of years, is well presented throughout and located in this quiet and popular cul-de-sac in Cam. Benefiting from a West facing garden and a good degree of privacy, the rear of the property is further enhanced with a good-sized conservatory/garden room. To the front of the property there is a driveway providing parking for 2/3 cars leading to garage. Internally, the property briefly comprises; entrance hallway, living room, dining room, kitchen and utility room. On the first floor there are three bedrooms and family bathroom. The property benefits from gas central heating and double glazing.

## 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).

## CANOPY PORCH

## ENTRANCE HALLWAY

Double glazed front door, stairs to first floor, storage cupboard, under stair storage cupboard, radiator.

## DINING ROOM 3.89m x 3.38m narrowing to 3.02m (12'9" x 11'1" narrowing to 9'10")

Double glazed window to front, radiator.

## LIVING ROOM 4.08m x 3.08m narrowing to 2.71m (13'4" x 10'1" narrowing to 8'10")

Radiator, double glazed sliding door to:

## CONSERVATORY 4.05m x 3.36m (13'3" x 11'0")

Double glazed windows and French doors to garden, perspex roof, radiator.

## KITCHEN 2.90m (max) x 2.09m (max) (9'6" (max) x 6'10" (max))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, space and plumbing for dishwasher, electric oven and grill, separate gas hob with hood over, one and half bowl stainless steel sink and drainer, double glazed window to rear, radiator, under counter space for fridge, double glazed door to:

## UTILITY ROOM 3.17m x 1.84m (10'4" x 6'0")

Space and plumbing for washing machine, double glazed windows and door to garden, walkway and double glazed door to front, wooden door to garage.

## ON THE FIRST FLOOR

### LANDING

Double glazed window to side, access to loft space.

### BEDROOM ONE 4.08m x 2.76m (13'4" x 9'0")

Double glazed window to rear, radiator, airing cupboard with gas boiler, fitted wardrobes.

### BEDROOM TWO 4.06m (max into bay) x 3.40m (max) (13'3" (max into bay) x 11'1" (max))

Double glazed window to front, radiator, fitted wardrobes.

### BEDROOM THREE 2.29m x 1.96m (7'6" x 6'5")

Double glazed window to front, radiator.

## BATHROOM

Bath with mixer shower, vanity wash hand basin, low level WC, heated towel rail, double glazed window to side.

## EXTERNALLY

The rear garden is laid to lawn with large patio, stone wall and paths leading to laid to lawn gardens to side and rear. To the front of the property there is a tarmac driveway providing parking for two/three vehicles leading to GARAGE (5.72m x 2.44m) which has electric roller door to front and has light and power.

## AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected.

Gas central heating.

Council Tax Band: C.

Broadband: Asymmetric Digital Subscriber Line

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

