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31a Dursley Vale Park, Dursley,
GL11 6HL

Price Guide
£155,000



RARE OPPORTUNITY TO PURCHASE AN IMMACULATE 2018 MODEL MOBILE HOME ON POPULAR PARK HOME DEVELOPMENT, BOASTING VIEWS ACROSS TO SURROUNDING HILLSIDE, THIS UNIQUE TWO BEDROOM UNIT OFFERS A MODERN OPEN PLAN FEEL WITH LIVING/DINING AND KITCHEN AREAS, MODERN BATHROOM, BUILT IN STORAGE, LPG GAS CENTRAL HEATING, AND DOUBLE GLAZING THROUGHOUT, THERE ARE GARDENS SURROUNDING THE HOME AND DETACHED GARAGE WITH PARKING SPACE, A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE PRESENTATION OF THIS HOME.

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SITUATION

This superior unit is situated in a popular position on the edge of the Dursley Vale Park, which is a small development on the outskirts of Cam village. Within walking distance is a range of shops including: mini-market, hairdresser and award winning butchers, along with the newly opened Leaf and Ground. The centres of Cam and Dursley have a wider range of shopping and recreational facilities including: bowling green, swimming pool, community/sports centre, golf course and library. There are doctors and dentists in both Cam and Dursley. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. There is a 'Park & Ride' railway station in Cam with regular services to Gloucester, Cheltenham and Bristol with onward connections to the National Rail Network.

DIRECTIONS

If travelling from Dursley, proceed out of town on the A4135 via Kingshill Road, continue past the rank of shops and the police station and at the third mini roundabout bear left into Woodfield Road, continue up Woodfield Road taking the second turning right into Quarry Gardens and then right leading into Dursley Vale Park and number 31a will be found in front and up towards the left hand side.

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 HALLWAY

UPVC door leading into welcoming hallway with radiator and spacious built in double cupboard.

LOUNGE/DINER AREA 5.59m narrowing to 3.32 x 4.09m (18'4" narrowing to 10'10" x 13'5")

Good sized area offering dining and lounge areas with

dual aspect double glazed windows and patio doors and radiators.

KITCHEN AREA 4.09m x 2.19m (13'5" x 7'2")

Having open plan aspect to the dining area and offering cream shaker style wall and base units housing boiler with worktops over, stainless steel sink, built in fridge/freezer, washing machine, oven and microwave, four burner gas hob with extractor over and double glazed window to side.

BEDROOM ONE 3.52m x 2.43m (11'6" x 7'11")

Spacious with an array of built in wardrobes offering ample storage space, dressing table, double bed and having double glazed window to side.

BEDROOM TWO 2.35m x 2.05m (7'8" x 6'8")

Having built in wardrobe, double bed, double glazed window to side and access to small loft space.

BATHROOM

Modern and contemporary having bath with shower over, vanity wash basin and WC and double glazed window to side.

EXTERNALLY

The property has a well laid lawn surrounding, with steps and pathway to the front door and patio doors. The grass area skirts the property with shrubs and borders. a pathway leads to the communal parking area to the front and leads on to the DETACHED SINGLE GARAGE with parking in front.

AGENTS NOTES

Council Tax Band: 'A'
Bottled gas central heating
Ground rent is £151.00 per month. This fee is reviewed annually on the 1st of April.
The site is for occupiers over the age of 55.
Still within 10 Year Goldshield Warranty
Broadband: Fibre to the Premises
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.

VIEWINGS

By appointment with the owner's sole agents as over.

