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4 Legion Close, Dursley,  
GL11 4LT

Offers In The Region  
£270,000



WELL-PRESENTED THREE-BEDROOM TOWNHOUSE WITH PARKING AND WITHIN WALKING DISTANCE TO TOWN CENTRE. OFFERING EXCELLENT SPACE THROUGHOUT, HAVING FITTED KITCHEN, LOUNGE/DINER WITH FRENCH DOORS TO REAR GARDEN AND GROUND FLOOR CLOAKROOM. TWO FIRST FLOOR BEDROOMS, ENSUITE AND FAMILY BATHROOM AND SECOND FLOOR BEDROOM SUITE COMPRISING SPACIOUS BEDROOM AND SECOND ENSUITE, PARKING SPACE TO FRONT, ENCLOSED REAR GARDEN, GAS CENTRAL HEATING AND EPC: C

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## 4 Legion Close, Dursley, GL11 4LT

### SITUATION

This conveniently located town house is situated on Legion Close, just off May Lane, which is a short walk from Dursley town centre and offers an ideal position to nearby transport and amenities. Dursley town centre has a range of services including: Sainsbury's supermarket, library, swimming pool, sports hall and 18 hole golf course at Stinchcombe Hill. Also, within a short walk is Rednock Comprehensive School. Dursley and Cam have a choice of four primary schools. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. Cam and Dursley 'Park and Ride' railway station can be found in Box Road, Cam, and the station has onward connections to the National Rail network.

### DIRECTIONS

From Dursley town centre, proceed in a westerly direction passing Sainsbury's supermarket on the right hand side. Upon approaching the roundabout continue straight on passing Library Terrace and turn right just prior to the library, continue along the short driveway into the car park and number 4 will be found on the left hand side.

### DESCRIPTION

This well presented town house is approximately twelve years old and has been maintained to a good standard by the current owner. A feature of the property is its position and proximity to the town centre, which is a flat and short walk away, with the local bus station also being within a short walking distance. On the ground floor there is a cloakroom, fitted kitchen, and living room with patio doors to rear garden. To the first floor, there is a double bedroom with its own en-suite shower room, and additional single bedroom and family bathroom. On the top floor, the master bedroom comes in to its own being extremely well proportioned and benefits from an exclusive en-suite shower room. Externally there is a low maintenance enclosed courtyard garden at the rear and allocated parking to the front.

### 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

Radiator, upvc double glazed front door, thermostat, stairs to first floor.

### CLOAKROOM

Low level WC, wash hand basin, radiator, extractor.

### KITCHEN 3.68m x 1.83m (12'0" x 6'0")

Range of wall and base units with inset gas hob, integrated oven, extractor, integrated washing machine, fridge freezer, dishwasher, sink unit with mixer tap and drainer, splashback, radiator, double glazed window to front.

### LOUNGE/DINER 3.93m x 3.64m (12'10" x 11'11")

Double glazed French doors to rear garden, radiator and useful storage cupboard.

### ON THE FIRST FLOOR

### LANDING

Radiator, stairs to first floor.

### BEDROOM TWO 3.??m x 3.00m (9'10"??m x 9'10")

Spacious double with radiator and double glazed window and leading to:

### EN SUITE SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin, shower cubicle, spot lights, extractor, and radiator.

### BEDROOM THREE 3.11m x 1.83m (10'2" x 6'0")

Having radiator and double glazed window.

### FAMILY BATHROOM

Low level WC, pedestal wash hand basin, bath, shaver point, tiled splashback, extractor, double glazed window, radiator.

### ON THE SECOND FLOOR

### LANDING

Access to loft space, airing cupboard housing hot water cylinder.

### MASTER BEDROOM 5.11m x 3.95m (16'9" x 12'11")

This extremely well proportion room offers excellent space having two double glazed windows, and radiator and leading to:

### EN SUITE

Low level WC, pedestal wash hand basin, shower cubicle, spot lights, shaver point, double glazed window.

### EXTERNALLY

Low maintenance slate chippings, raise borders, enclosed by fence panels, storage shed. Allocated parking to the front of the property.

### AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: C

Service Charge: £144.48 every 6 months payable to BOHD management Reviewed: annually

Broadband: Fibre to the Premises / Fibre to the Cabinet / 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

### 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.

