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20 Dursley Road, Dursley,
GL11 6PP

Price Guide
£360,000



THREE BEDROOM DETACHED EXTENDED 1930'S HOME IN POPULAR LOCATION, IN NEED OF GENERAL MODERNISATION, NO ONWARD CHAIN, DRIVEWAY PLUS GARAGE, GARDENS TO FRONT SIDE AND REAR, LOVELY VIEWS OVER OPEN FIELDS AND WOODLANDS TO FRONT, ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM, REAR PATIO WITH GARAGE PLUS DRIVEWAY, LAWNED GARDENS TO SIDE AND FRONT. ENERGY RATING: D.

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SITUATION

Situated in the sought after area Dursley Road with exceptional views, this property is within a short distance of a range of shops including, an award winning butchers, mini-market, hairdressers and the newly established 'Leaf & Ground' with café and farm shop. A wider range of shopping facilities can be found in Cam village centre including Tesco supermarket. In addition, the village has three primary schools and secondary schooling can be found in nearby Dursley town centre. The town has a range of services including library, swimming pool and Sainsbury's supermarket. 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

From our office in Dursley town centre, head northwest on the A4135 (Kingshill Road). Go straight at the first mini roundabout, then turn left onto Dursley Road at the second roundabout. Proceed 550 metres and the property will be located on the right hand side, siding onto New Road.

DESCRIPTION

Built in the 1930's, this detached family home occupies a good sized plot which is set back from the road and has vehicular access from New Road. The property was extended approximately 30 years ago and now benefits from a single storey extension to rear, creating a larger kitchen and dining area. The gardens are located to the front, side and rear with driveway plus garage accessible from the adjacent New Road. This home would benefit from general modernisation throughout and briefly comprises; small entrance porch, entrance hallway, living room, dining room and kitchen. On the first floor there are three bedrooms and shower room. The property is subject to probate which has been granted and is offered to the market with no onward chain.

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 PORCH

Double glazed front doors, leading to:

ENTRANCE HALLWAY

Single glazed door, radiator, under stair storage cupboard and stairs to first floor.

LIVING ROOM 3.38m narrowing to 3.02m x 3.06m (11'1" narrowing to 9'10" x 10'0")

Double glazed bay window to front, radiator.

DINING ROOM 5.48m x 3.37m narrowing to 3.03m (17'11" x 11'0" narrowing to 9'11")

Double glazed sliding door to rear, double glazed window to side, radiator.

KITCHEN 6.18m x 2.12m (20'3" x 6'11")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, one and half bowl sink and drainer, space for tall standing fridge freezer, gas hob, electric oven and grill, space and plumbing for washing machine and dishwasher, further stainless steel sink and drainer, gas boiler, double glazed window to side and rear, double glazed door to side.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, access to loft space.

BEDROOM ONE 3.80m (max into bay) x 3.38m narrowing to 3.02m (12'5" (max into bay) x 11'1" narrowing to 9'10")

Double glazed bay window to front, radiator, built in wardrobe.

BEDROOM TWO 3.60m x 3.01m (11'9" x 9'10")

Double glazed window to rear, radiator, fitted wardrobe.

BEDROOM THREE 2.34m x 2.12m (7'8" x 6'11")

Double glazed window to rear, radiator.

SHOWER ROOM

Shower cubicle with mixer shower, low level WC, vanity wash hand basin, radiator, double glazed window to front.



EXTERNALLY

To the rear of the property there is a flagstone patio, wooden shed, wooden fence leading to small vegetable patch and tarmac driveway providing parking for one vehicle leading to DETACHED GARAGE (5.59m x 2.85m). To the side of the property there is a lawned garden leading to front which has flagstone patio and steps leading to further laid to lawn garden, enclosed by wood panel fencing and stone wall.

AGENT NOTES

Tenure: Understood to be freehold but is subject to first registration at Land Registry.
Property subject to probate which has been granted.
Services: All mains services are believed to be connected.
Gas central heating.
Driveway is accessible via New Road which is a private road with maintenance (as and when) being shared by all

residents who use the road.
Council Tax Band: D.
Broadband: Fibre to the Cabinet
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.

VIEWING

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

