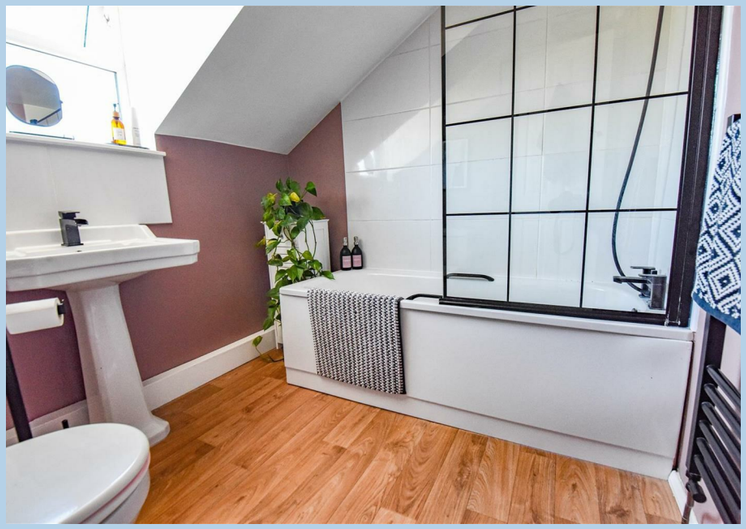
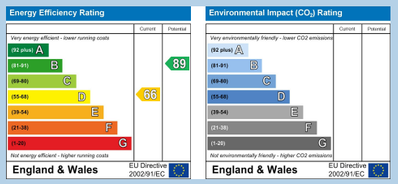
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP





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13 Jubilee Avenue, Dursley, GL11 5JJ

Price Guide
£215,000

IMMACULATELY PRESENTED ONE BEDROOM END-TERRACED HOME, CORNER PLOT WITH GARDENS PLUS ALLOCATED PARKING FOR TWO, UPDATED THROUGHOUT, SOUGHT AFTER END OF CUL-DE-SAC POSITION, CANOPY PORCH, ENTRANCE HALLWAY, KITCHEN, LIVING/DINING ROOM, FIRST FLOOR BEDROOM WITH STORAGE, BATHROOM, LAWNED GARDEN WITH PATIO AND REAR ACCESS, GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING: D.

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13 Jubilee Avenue, Dursley, GL11 5JJ

SITUATION

This property is located in Jubilee Avenue, which is a sought after cul-de-sac in a popular residential area, backing onto Jubilee Playing fields and providing a range of country walks. Within a few minutes walk is the village centre, which has a range of services including: supermarket, church, public house, doctors and dentists surgeries. The village also has a choice of primary schools and the nearby town of Dursley offers a wider range of shopping facilities along with swimming pool, sports hall, eighteen hole golf course and Rednock Comprehensive School. Cam is well placed for access to the A38 and onward connections to the M5/M4 motorway network. The village has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, continuing straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline turning left into Manor Avenue and continue through Manor Avenue for approximately 600 metres, turning left into Jubilee Avenue, proceed 100 metres and the property will be located at the head of the cul-de-sac.

DESCRIPTION

This property has been in the same ownership for over five years and has been further updated and improved by the current owner. Benefiting from it's corner plot position with gardens to front, side and rear, there is also allocated parking for two to side with access into the low maintenance rear garden. Internally, there is an updated kitchen, flooring and general modernisation throughout including a brand new boiler with 7 year warranty. The property briefly comprises; entrance hallway, kitchen, living/dining room, double first floor bedroom with storage and 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).

ON THE GROUND FLOOR

CANOPY PORCH

With useful bin store/cupboard.

ENTRANCE HALLWAY

Double glazed front door, radiator, door to:

KITCHEN 2.37m x 2.15m (7'9" x 7'0")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, composite sink and drainer, electric oven with induction hob and extractor over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, under counter space for fridge, double glazed window to front.

LIVING/DINING ROOM 4.33m (max) x 3.33m (max) (14'2" (max) x 10'11" (max))

Double glazed window and door to garden, under stair storage cupboard, radiator, stairs to first floor.

ON THE FIRST FLOOR

LANDING

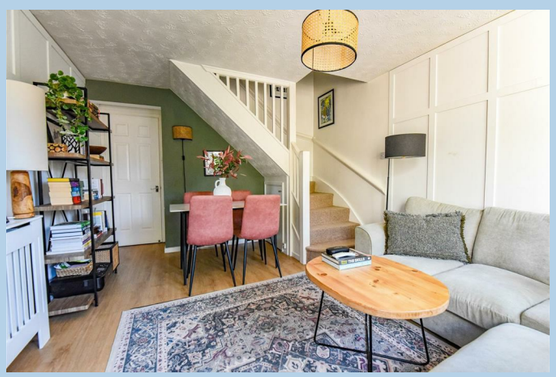
Access to loft space which is part boarded and insulated, airing cupboard with gas boiler.

BEDROOM ONE 3.32m x 2.74m (10'10" x 8'11")

Double glazed window to rear, built in wardrobe plus further storage cupboard, radiator.

BATHROOM

Bath with shower off tap, low level WC, wash hand basin with pedestal, heated towel rail, double glazed window to front.



EXTERNALLY

There is a lawned garden to front and side of the property with useful bin store and allocated parking for two cars. The rear garden has flagstone patio, is laid to lawn with flower beds, storage shed and gate to rear.

AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: A
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 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.