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1 Phelps Mill Close, Dursley,
GL11 4GA

Price Guide
£155,000



GROUND FLOOR TWO BEDROOM & TWO BATHROOM APARTMENT WITH CARPORT,
CLOSE TO TOWN CENTRE AND AMENITIES - SPACIOUS ENTRANCE HALL - LARGE OPEN
PLAN KITCHEN/LIVING ROOM - TWO DOUBLE BEDROOMS - MASTER WITH EN-SUITE
SHOWER ROOM - FURTHER FAMILY BATHROOM - CAR PORT - COMMUNAL ENTRANCE
HALLWAY - MUST BE SEEN - ENERGY RATING C

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1 Phelps Mill Close, Dursley, GL11 4GA

SITUATION

This modern ground floor apartment is situated in the popular area of Phelps Mill Close in Dursley, which is within close proximity of the town centre. Amenities include independent retailers, supermarkets, doctors and dentist surgeries, swimming pool, library along with both comprehensive and primary schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Dursley is also conveniently situated for commuting throughout the South West via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed in a north easterly direction through Silver Street on the A4135, proceed crossing the mini-roundabout taking the first exit and bear left into Lister Road, continue for approximately 50m and the property can be located on the left hand side with access to the car port just after the front door and is the left of the two bays.

DESCRIPTION

This property was constructed approximately eighteen years ago by Crest Nicholson and has one previous owner. The property has an open plan feel with spacious living room with kitchen area, two double bedrooms and two bathrooms. There is also a 'fresh air system' located in the airing cupboard. The property briefly comprises communal entrance hall leading to private front door, spacious private entrance hallway, large open plan kitchen/living room, two double bedrooms, master having en-suite shower room. There is a further family bathroom, airing cupboard with Worcester combi boiler. Externally there is use of the communal garden and car port which has light and power.

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

Spacious entrance hallway with two double glazed windows to rear, radiator, entry phone system, airing cupboard with Worcester combi boiler and fresh air system.

KITCHEN/LIVING ROOM 6.31 x 4.12 (20'8" x 13'6")

Fitted kitchen with wall and base units, roll top laminated work surface over with sink and drainer, integrated dishwasher, newly fitted electric oven, four burner gas hob and hood over, integrated washing machine, tiled splash back, multi-aspect outlook with double glazed windows to front, side and rear overlooking the communal garden.

BEDROOM ONE 3.77 widening to 4.76 max x 3.06 max (12'4" widening to 15'7" max x 10'0" max)

Spacious room with radiator, double glazed window to front and door leading to:

EN-SUITE SHOWER ROOM

Shower cubicle with mains shower, radiator, low level WC, wall mounted wash hand basin and partially tiled walls.

BEDROOM TWO 3.06 x 3.21 (10'0" x 10'6")

Two double glazed windows to front and radiator.

FAMILY BATHROOM

Bathroom suite comprising: bath with shower tap, wash hand basin, low level WC, partially tiled walls.

EXTERNALLY

To the rear of the property is the communal garden which has a stone gravel section and is laid to lawn and surrounded by various shrubs and trees. In the parking area is the CAR PORT with the property having the use of the left hand space, which also has two double glazed windows to side, light and power.



AGENTS NOTE

Tenure: Leasehold - 999 Year lease commenced October 2007

Maintenance Charge: £1,625 Per Annum to First Port, paid bi-annually.

Ground Rent: £150 per Annum.

All mains services are believed to be connected
Council Tax Band: 'A'

Broadband: Fibre to the Cabinet

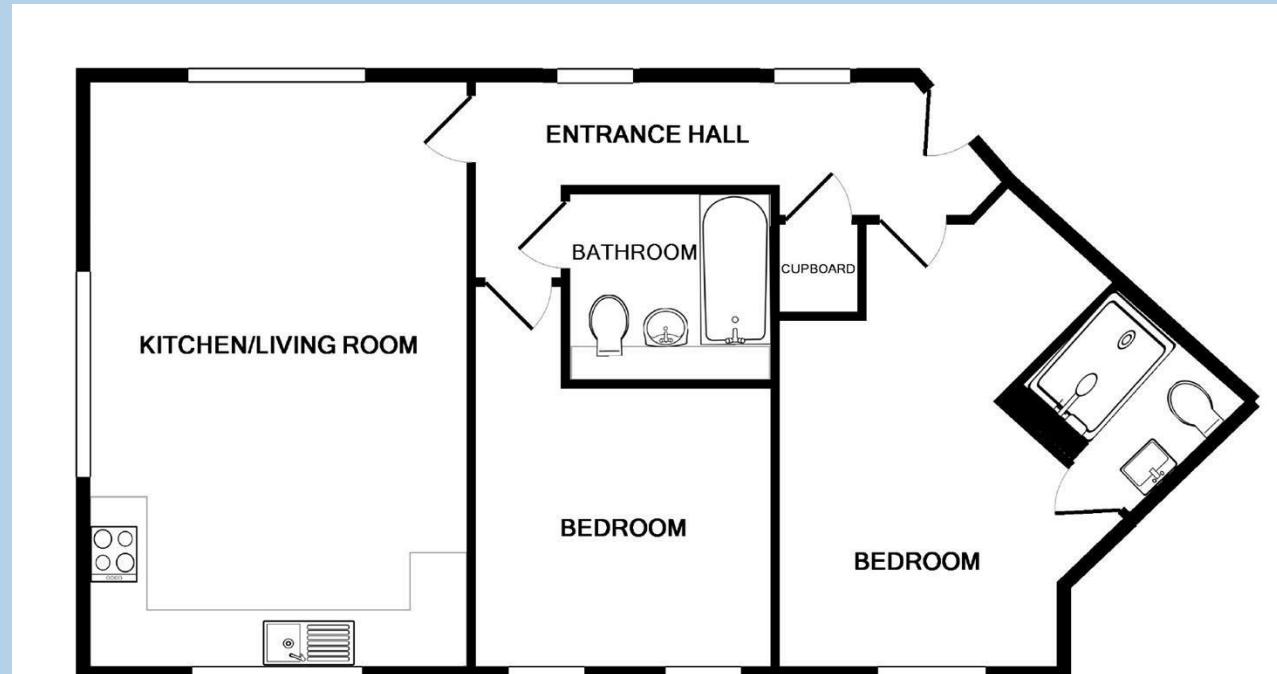
For mobile signal and wireless broadband: Please see
www.checker.ofcom.org.uk for more information

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.



1 PHELPS MILL CLOSE, DURSLEY, GL11 4GA
TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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