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24 Nordown Road, Dursley,
GL11 5RX

Asking Price
£300,000



SPACIOUS THREE BEDROOM END-TERRACED HOME ON CORNER PLOT, LAWNED GARDEN WITH PATIO AND DECKED SEATING AREAS, COMPRISING: ENTRANCE HALLWAY, CLOAKROOM, LOUNGE, SPACIOUS 'L' SHAPED KITCHEN/DINING ROOM, CONSERVATORY, UNDER STAIR STORAGE, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, ENCLOSED REAR GARDEN WITH HOME OFFICE, GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING: D

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SITUATION

The property is situated in Nordown Road, which is in the popular Norman Hill area of Cam. The village has a range of facilities including Tesco supermarket, Post Office, Chemist, independent retailers, doctors and dentist surgeries. The village also has a choice of three primary schools and the adjoining town of Dursley has a wider range of facilities along with secondary schooling and recreational facilities including swimming pool, sports hall and library. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, proceeding straight across at the first and second mini-roundabouts and after the second mini-roundabout proceed for approximately 50 metres taking the first turning on the right into Woodview Road and take the first turning on the left into Nordown Road and continue for approximately 100 metres and No. 24 will be found on the right hand side.

DESCRIPTION

This ex-local authority property has been enjoyed by the owners for a number of years, with exceptional space throughout making it the perfect family home and located close to schools and amenities. The property briefly comprises; entrance hallway, cloakroom, lounge, open plan modern kitchen-dining room and large conservatory for additional entertaining space. On the first floor there are three good sized bedrooms, ample storage and family bathroom. Situated on a corner plot there is a lawned front and side garden and enclosed rear garden with potential for driveway at side. There is also a garden room and storage shed. Gas central heating and double glazing throughout.

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 HALLWAY

Welcoming entrance hallway with upvc double glazed front door and window, stairs to first floor, neat under stair pullout drawer and additional hanging space for coats and shoes.

CLOAKROOM

Having double glazed window to front, WC, wash hand basin, and ladder radiator.

LOUNGE 3.93m x 3.21m (12'10" x 10'6")

Good sized lounge with double glazed window to front over looking front garden, radiator and attractive coving to ceiling.

OPEN PLAN KITCHEN/DINING ROOM 4.94m max x 2.64m widening to 7.02m (16'2" max x 8'7" widening to 23'0")

A range of modern wall and base units with worktops over incorporating breakfast bar area with storage under, sink and drainer, built-in washing machine and dishwasher, four ring ceramic hob unit with extractor over, along with a bank of built-in ovens, wine cooler and wall mounted microwave oven. There is an alcove providing space for an American fridge freezer and additional storage in an under stairs cupboard which has power and light. Two double glazed windows to side provide ample light and large patio doors lead through to the conservatory. This makes a versatile space for dining and/or entertaining. Wall mounted radiator.

CONSERVATORY 6.00m max x 2.94m (19'8" max x 9'7")

Excellent addition to the property offering family space and leading out on to the rear garden via double glazed doors. Has lighting, power and a radiator, making this the perfect social space all year round.

ON THE FIRST FLOOR

LANDING

Spacious landing with double glazed window to rear with views across the escarpment, large built-in cupboard and loft access.

BEDROOM ONE 3.79m x 2.67m (12'5" x 8'9")

Double glazed window to front, radiator, built-in double wardrobe and additional over stairs cupboard.

BEDROOM TWO 3.19m x 2.94m (10'5" x 9'7")

Double glazed window to front, radiator, coving to ceiling.

BEDROOM THREE 3.09m x 2.19m (10'1" x 7'2")

Double glazed window to rear with views across the escarpment, built-in single wardrobe, and radiator.

BATHROOM

White suite comprising bath with mains shower over and shower screen, pedestal wash hand basin, WC, radiator, double glazed window to side.



EXTERNALLY

Situated on a corner plot the property offers excellent external space. Having lawned area to front with pathway to front door. A wooden gate provides side access to the rear garden with patio area to side and back offering space for dining or entertaining. A retaining wall with steps leads up to a good size lawn, further patio area and decking which provides additional space for al fresco dining and leads to a GARDEN ROOM, with power and lighting, along with adjoining storage shed with power supply. The rear garden is enclosed and edged by wooden fencing with potential at the side to reinstate driveway.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: C
Broadband: Fibre to the Premises
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.

