



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

49 Harrolds Close, Dursley,  
GL11 4FD

Asking Price  
**£335,000**



MODERN THREE BEDROOM DETACHED HOUSE OCCUPYING AN ELEVATED POSITION WITH EXTENSIVE VIEWS AND LOCATED WITHIN A SHORT DISTANCE OF DURSLEY TOWN CENTRE. ACCOMMODATION INCLUDES ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, LIVING ROOM, DINING ROOM, DOWNSTAIRS WC, THREE BEDROOMS, BATHROOM AND EN SUITE SHOWER ROOM. OUTSIDE THERE IS AN ENCLOSED GARDEN, GARAGE AND PARKING SPACE. COUNCIL TAX BAND D. ENERGY RATING C

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





## 49 Harrolds Close, Dursley, GL11 4FD

### SITUATION

This property is within a few minutes walk of the wooded slopes of Stinchcombe Hill providing a range of walks. The town centre is also within a few minutes walk and has a range of local retailers along with Sainsbury's supermarket. Cam and Dursley are well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. Cam has a 'park and ride' railway station with regular services to Gloucester, Bristol and Cheltenham for onward services to the national rail network.

### DIRECTIONS

From Dursley town centre proceed in a south easterly direction out of town through Silver Street, taking the first turning on the right into Henlow Drive, proceed up the incline bearing right, then left into Union Street, continue for approximately two hundred and fifty metres turning right into Harrolds Close. Follow the road around to the right and then take the small turning on the left which leads into the parking area.

### DESCRIPTION

This property has been in the same ownership for a number of years and has most recently been used to provide a rental income. The property offers versatile accommodation on the ground floor having kitchen/breakfast room and two reception rooms. On the first floor is a master bedroom with en-suite with two further bedrooms and family bathroom. Externally, the property enjoys elevated views from the front with good sized rear garden and gate leading to garage and parking.

### ENTRANCE HALL

Having radiator, stairs to first floor.

### LIVING ROOM 5.06 x 3.09 (16'7" x 10'1")

Dual aspect living room with views towards Stinchcombe hill, carpeted flooring, radiator, double glazed window to the front and double glazed French doors to rear.

### DINING ROOM/STUDY 2.79 x 2.59 (9'1" x 8'5")

Carpeted flooring, radiator and double glazed window to the front.

### KITCHEN/BREAKFAST ROOM 4.20 x 2.50 (13'9" x 8'2")

Range of wall and base units with tiled splashbacks, one and a half bowl single drainer sink unit, fitted electric oven and gas hob unit, space and plumbing for washing machine and dishwasher, space for fridge freezer, storage cupboard. Door and double glazed window to the rear.

### CLOAKROOM

Low level WC and wash hand basin, radiator, double glazed window.

### LANDING

Having radiator, double glazed window, access to loft.

### MASTER BEDROOM 3.35 x 3.17 (10'11" x 10'4")

Carpeted flooring, radiator and double glazed window to the front.

### EN SUITE SHOWER ROOM

White suite comprising WC, wash hand basin and shower cubicle, double glazed window to the rear.

### BEDROOM TWO 3.36 x 2.03 (11'0" x 6'7")

Carpeted flooring, radiator and double glazed window to the rear.

### BEDROOM THREE 2.28 x 2.97 (7'5" x 9'8")

Carpeted flooring, radiator and double glazed window to the front.

### BATHROOM

White suite comprising WC, wash hand basin, panelled bath with shower mixer tap, double glazed window to the front.



### EXTERNALLY

Enclosed rear garden laid to lawn with side access, rear gate giving access to further parking space and garage. The front garden is laid to lawn benefitting from views over the town and towards Stinchcombe Hill.

### AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected

Council Tax Band: D

Broadband: 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.

