



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	96	A	A
<p>Very energy efficient - lower running costs</p> <p>(93-101) A</p> <p>(81-92) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-10) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82-91) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(29-54) D</p> <p>(17-38) E</p> <p>(1-16) F</p> <p>(0-16) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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8 St Marks Rise, Dursley,
GL11 4AN

Price Guide
£285,000



THREE BEDROOM TOWN HOUSE WITHIN CLOSE PROXIMITY OF DURSLEY TOWN CENTRE, ENERGY EFFICIENT HOME WITH ZONE CONTROLLED HEATING, BLUETOOTH RECEPTION ROOM SPEAKERS, CONSTRUCTED 2021 WITH OUTSTANDING 10 YEAR BUILDER'S WARRANTY, LOW MAINTENANCE REAR GARDEN PLUS PARKING FOR 2/3 CARS, ENTRANCE HALLWAY, CLOAKROOM, OPEN PLAN KITCHEN/LIVING/DINING ROOM WITH BI-FOLD DOORS TO GARDEN, TWO FIRST FLOOR BEDROOMS WITH MASTER HAVING EN-SUITE SHOWER ROOM, FAMILY BATHROOM/3RD WC, TOP FLOOR SPACIOUS BEDROOM. ENERGY RATING: B.

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8 St Marks Rise, Dursley, GL11 4AN

SITUATION

This modern three bedroom town house is situated in a small bespoke development, within walking distance of Dursley town centre and its facilities, which include a range of local traders, Sainsbury's supermarket along with primary and secondary schooling. Dursley is well placed for travelling 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 Dursley town centre proceed out of town in a south easterly direction along the A4135 passing the Church on the left hand side, continue taking the second turning on the roundabout to continue on the A4135 and continue for approximately 100 yards with the property located on the right hand side.

DESCRIPTION

This modern town house is beautifully presented and finished to an exceedingly high standard and within walking distance of Dursley town centre. The accommodation briefly comprises, spacious entrance hall, cloakroom, modern open plan living/dining/kitchen area with bi-folding doors opening to the enclosed low maintenance rear garden. On the first floor there are two double bedrooms, one with ensuite and family bathroom. On the top floor there is a further double bedroom with good storage space. There is a landscaped enclosed rear garden with patio area, off street parking for two/three cars can be found in the car park a short walk away.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed composite front door, radiator, stairs to first floor, door to:

CLOAKROOM

Low level wc, vanity wash hand basin, double glazed window to front, heated towel rail.

KITCHEN/LIVING/DINING ROOM 6.23m (max) x 3.98m narrowing to 2.92m (20'5" (max) x 13'0" narrowing to 9'6")

Fitted kitchen with base and wall units, wooden work surfaces over, electric oven, grill, electric hob with hood over, ceramic one and half bowl sink and drainer, integrated dishwasher, integrated washer/dryer, space for American fridge freezer, radiator, under stair storage cupboard, gas boiler in cupboard, double glazed Bi-fold doors to garden.

ON THE FIRST FLOOR

LANDING

Stairs to first floor.

BEDROOM ONE 3.06m x 2.72m (10'0" x 8'11")

Double glazed window to rear, radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with rainfall mixer shower, low level wc, vanity wash hand basin, heated towel rail, double glazed window to rear.

BEDROOM TWO 3.97m narrowing to 1.97m x 2.62m (max) (13'0" narrowing to 6'5" x 8'7" (max))

Double glazed window to front, radiator.

BATHROOM

Bath with rainfall mixer shower, low level wc, vanity wash hand basin, heated towel rail.

ON THE TOP FLOOR

BEDROOM THREE 4.79m x 3.05m narrowing to 2.49m (15'8" x 10'0" narrowing to 8'2")

Double glazed windows to front and rear, radiator, storage cupboard.

EXTERNALLY

The rear garden has flagstone patio, wooden steps leading

to artificial lawn, gabion stones and the garden is enclosed by wood panel fencing. A rear wooden gate leads directly to parking area for one/two cars with a further allocated parking space opposite.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected.

Gas central heating.

Council Tax Band: C.

Management Charge: £20 per annum paid to St Marks Rise Management Company.

The parking for the property is accessed via a private road owned by the 10 properties on the development. Each owner acts as a director for the management company.

Outstanding balance of 10 years builder's warranty (5 years remaining).

Broadband: Fibre to the Premises.

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.

