



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (93-100) A (81-92) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	65		74
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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.

1 Rock Road, Dursley,
GL11 6LB

Asking Price
£250,000



TWO-BEDROOM SEMI-DETACHED BUNGALOW IN A POPULAR LOCATION, OFFERED WITH NO ONWARD CHAIN. ENJOYING AN OPEN OUTLOOK BESIDE ALLOTMENTS WITH VIEWS TOWARDS STINCHCOMBE WOODS. REQUIRING MODERNISATION, IDEAL FOR BUYERS LOOKING TO ADD VALUE. GARAGE, DRIVEWAY PARKING AND ENCLOSED REAR GARDEN. EPC: D

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1 Rock Road, Dursley, GL11 6LB

SITUATION

This semi-detached bungalow is situated in Rock Road, which is a well established area and is within easy walking distance of local facilities which include: convenience store, hairdressers, an award winning butcher and Cam Woodfield primary school. Cam village centre offers a Tesco supermarket, chemist, post office and other retailers, doctors and dentists surgeries and a 'Park and Ride' railway station in Box Road. The nearby town of Dursley offers a wider range of shopping facilities including: Sainsbury's supermarket, numerous independent retailers, library, swimming pool and Rednock comprehensive school.

DIRECTIONS

If travelling from the centre of Dursley proceed out of town on the A4135 Kingshill Road, proceed towards Cam and at the third mini roundabout turn left into Woodfield Road and after four hundred metres turn right at the next mini roundabout, then immediately left and the property will be located on the left hand side after the allotments.

DESCRIPTION

This property has been in the same ownership for a number of years and has been well loved in that time. Now offered to the market with no onward chain, the property is ready for the next owner to start their new chapter. The property benefits from an open approach being next to the allotments and enjoys views across to Stinchcombe Woods. The accommodation comprises of two bedrooms, bathroom, good sized lounge and kitchen. To the rear is an enclosed garden, patio, garage and driveway to front.

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).

ENTRANCE HALL

Radiator, door with double glazed side light, access to loft.

LOUNGE 5.60m x 3.66m (18'4" x 12'0")

Two radiators, gas fire, double glazed patio doors.

KITCHEN 2.49m x 2.37m (8'2" x 7'9")

Range of wall and base units, sink unit, spaces for fridge freezer, washing machine and dishwasher, cooker hood, splashback.

BEDROOM ONE 3.00m x 2.95m (9'10" x 9'8")

Radiator, built-in wardrobe, double glazed window.

BEDROOM TWO 2.91m x 2.49m (9'6" x 8'2")

Radiator, double glazed window, wardrobe.

SHOWER ROOM

Suite comprising walk-in shower cubicle, low level WC, pedestal wash hand basin, tiled wall, airing cupboard, radiator, extractor, double glazed window.

EXTERNALLY

To the rear the garden has lawn, shrubs, wooden panel fence, patio to side. To the front of the property there is a single detached GARAGE and driveway with gates and parking for three cars .

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
Council Tax Band: B
Broadband: Overhead/underground wire (not fibre).
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
The property is subject to probate and is an unregistered title.

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.

