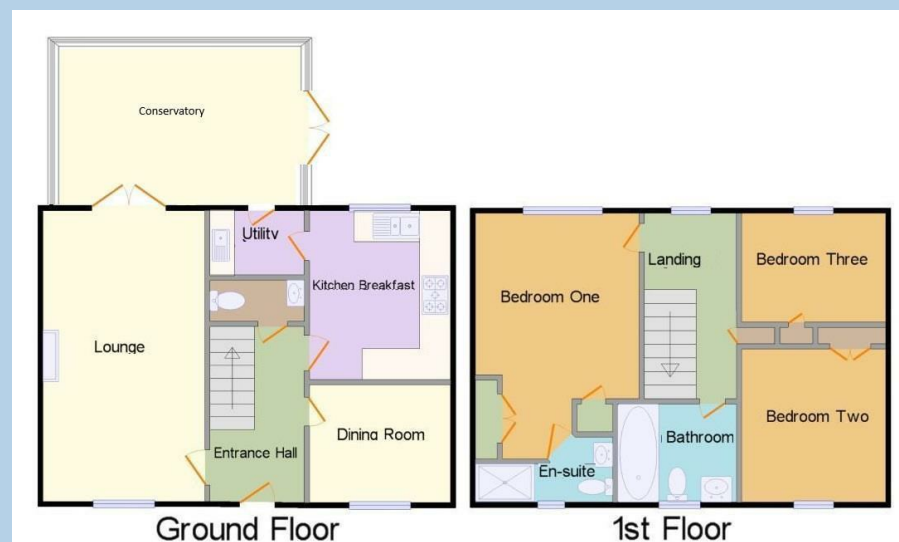


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1 Downham View Dursley GL11 5GB

Price Guide
£375,000



THIS ATTRACTIVE THREE BEDROOM DETACHED HOME IS SITUATED IN THE SOUGHT AFTER AREA OF DOWNHAM VIEW AND IS BEING SOLD WITH NO ONWARD CHAIN. COMPRISING: ENTRANCE HALLWAY, LOUNGE WITH PATIO DOORS TO CONSERVATORY, DINING ROOM/STUDY, FITTED KITCHEN, UTILITY ROOM, CLOAKROOM. THE FIRST FLOOR OFFERS THREE BEDROOMS: TWO DOUBLES AND A SINGLE, ALL WITH USEFUL BUILT IN STORAGE, MASTER HAVING EN SUITE, EXTERNALLY A DRIVEWAY LEADS TO THE SINGLE GARAGE TO THE REAR AND GARDEN. EPC RATING: C AND TAX BAND: D.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



1 Downham View, Dursley, GL11 5GB

SITUATION

The property is pleasantly situated on the outskirts of Dursley in this very popular location which borders an area designated as one of Outstanding Natural Beauty. The property is within a few minutes walk of the attractive green and mill pond and is also well placed for local facilities including the Co-operative store in Rosebery Road. A wider range of shopping facilities along with recreational facilities including swimming pool and and sports centre can be found in Dursley town centre. Primary schooling can be found at nearby Dursley Academy and secondary schooling is located at the recently refurbished Rednock Comprehensive School. Being on the edge of town, the property is close to numerous country walks. However, the town is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. There is Park and Ride railway station in Cam village.

DIRECTIONS

If travelling from Dursley town centre proceed south east out of town on the A4135 and at the mini roundabout take the first exit onto the B4066 signposted Stroud/Uley. Proceed for approximately three quarters of a mile to the next roundabout and take the second exit into Downham View. The property can be found on the left hand side.

DESCRIPTION

This detached family home offers good space throughout and with no onward chain. Comprising: Entrance hallway, spacious lounge boasting patio doors into a well positioned conservatory, a separate dining room offers versatility, perfect for entertaining guests or as a playroom for the little ones. The kitchen has an array of wall and base units and built in appliances and space for dining. Additionally, there is a utility room and a separate downstairs cloakroom. The first floor offers three well appointed bedrooms, with the master bedroom having en suite. There is ample storage throughout the property. The enclosed rear garden offers a private space with direct access to the garage and driveway.

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 HALLWAY

Welcoming space with upvc front door, radiator and stairs to first floor with under stair alcove.

LOUNGE 5.59m x 3.14m (18'4" x 10'3")

Having dual aspect double glazed window to the front and patio doors to conservatory, radiator and ornamental fireplace.

CONSERVATORY 5.17m x 3.14m (16'11" x 10'3")

Spacious family room offering versatile space, having double glazed windows and patio doors leading out to rear garden.

DINING ROOM/STUDY 2.74m x 2.34m (8'11" x 7'8")

Versatile room with space for dining, home office or playroom, having radiator and double glazed bay window to front.

KITCHEN/BREAKFAST ROOM 3.22m x 2.74m

Having wall and base units with worktop over with sink and drainer, built-in double oven with four ring gas hob and extractor over, built in dishwasher, space for fridge freezer, double glazed window to rear, radiator and space for dining.

UTILITY 1.83m x 1.23m (6'0" x 4'0")

Having wall and base units with sink and drainer, plumbing for washing machine, radiator and door leading to conservatory.

CLOAKROOM

White suite with WC and wash hand basin.

ON THE FIRST FLOOR



LANDING

Spacious with radiator, airing cupboard housing Vaillant gas boiler, double glazed window to rear.

MASTER BEDROOM 3.60m widdening 4.80m x 3.23m (11'9" widdening 15'8" x 10'7")

Having ample storage with built in double wardrobe and single built-in cupboard, radiator and double glazed window to rear.

EN SUITE

White suite comprising: shower cubicle with mains shower, WC and wash hand basin, radiator and double glazed window to side.

BEDROOM TWO 2.95m x 2.78m (9'8" x 9'1")

Double glazed window to front, built in double wardrobe and radiator.

BEDROOM THREE 2.78m x 2.04m (9'1" x 6'8")

With double glazed window to rear, radiator and built in cupboard.

FAMILY BATHROOM

White suite comprising: bath with shower over and bi-fold shower screen, WC and pedestal wash basin, partially tiled walls, double glazed window to front and radiator.

EXTERNALLY

To the front of the property is a pathway leading to the front door with wrought iron railing and an array of shrubs and trees. The rear garden has a patio area for outdoor entertaining and lawn edged by shrubs and trees and can be accessed via a rear gate and driveway providing tandem parking and leading the the attached single garage.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected
Council Tax Band: D

Annual service charge: £252.00 for the upkeep of trees, pond and communal areas: payable to Keyholder
Lettings and Management Services on behalf of Cotswold View (Dursley) Management Limited

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.

