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21a Meadowvale, Dursley,
GL11 6HQ

Price Guide
£299,000



THREE BEDROOM DETACHED HOME WITH NO ONWARD CHAIN, DRIVEWAY PARKING FOR TWO CARS, CONSTRUCTED IN 2012, GAS CENTRAL HEATING AND DOUBLE GLAZING, CANOPY PORCH, ENTRANCE HALLWAY, CLOAKROOM, KITCHEN/DINING ROOM, LIVING ROOM, THREE FIRST FLOOR BEDROOMS, BATHROOM, ENCLOSED REAR GARDEN. ENERGY RATING: C.

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SITUATION

Located in the Woodfield area of Cam, the property is within a short distance of a range of shops including mini market, hairdressing salon and award winning butchers. A wider range of shopping facilities can be found in Cam village centre including Tesco supermarket along with cafes, dentist & doctors surgeries. Primary schooling can be found in the nearby Cam Woodfields which is within walking distance and there is a further choice of two primary schools within Cam village. Dursley town has a wider range of shopping facilities along with library, gym, swimming pool and comprehensive schooling. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network along with Cam & Dursley train station in Box Road, Cam.

DIRECTIONS

Proceeding out of Dursley in a north westerly direction on the A4135. Continue straight across at the first and second mini-roundabouts, at the third mini-roundabout take the first exit into Woodfield Road and proceed up the incline turning left into Tilsdown Close, take the next right turning onto Meadowvale and the property will be located shortly on the left hand side, prior to the row of garages.

DESCRIPTION

Constructed in 2012, this three bedroom detached home is now offered to the market with no onward chain. The property benefits from a driveway providing two parking spaces to front with side access leading to the enclosed rear garden. Internally, the property briefly comprises; entrance hallway, cloakroom, kitchen/dining room and living room. On the first floor there are two double bedrooms and third single/office and bathroom.

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 front door, radiator, stairs to first floor.

CLOAKROOM

Low level WC, heated towel rail, wash hand basin with pedestal.

KITCHEN/DINING ROOM 3.31m x 2.59m (10'10" x 8'5")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, electric oven and hob with hood over, integrated tall fridge freezer, radiator, space and plumbing for washing machine, one and half bowl stainless steel sink and drainer, gas boiler, double glazed window to front.

LIVING ROOM 3.98m x 3.57m narrowing to 2.44m (13'0" x 11'8" narrowing to 8'0")

Double glazed French doors to garden, radiator, storage cupboard.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, access to loft space.

BEDROOM ONE 2.87m x 2.60m (9'4" x 8'6")

Double glazed window to rear, radiator, built in wardrobe plus storage cupboard with radiator.

BEDROOM TWO 2.83m x 2.73m (9'3" x 8'11")

Double glazed window to front, radiator.

BEDROOM THREE/OFFICE 1.78m x 1.33m (5'10" x 4'4")

Double glazed window to side, radiator.

BATHROOM

Bath with shower off tap, low level WC, wash hand basin with pedestal, heated towel rail, double glazed window to front.

EXTERNALLY

The rear garden has laid to lawn garden with flagstone patio and stone gravel borders. The garden is enclosed by wood panel fencing and has side access leading to front which has brick paved driveway providing parking for two cars with ramp to front door and flower beds.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating. There is a water meter.

Council Tax Band: C.

Broadband: Asymmetric Digital Subscriber Line

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.

