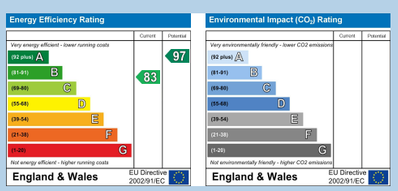
Bennett Jones
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89 Budding Way, Dursley,
GL11 5BE

Price Guide
£285,000



WELL PRESENTED AND RECENTLY DECORATED TWO BEDROOM SEMI-DETACHED HOME, LOCATED IN END OF CUL DE SAC LOCATION, NO ONWARD CHAIN, SITUATED ON A GENEROUS CORNER PLOT AND IN WALKING DISTANCE TO LOCAL AMENITIES, COMPRISING: ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/DINING ROOM AND CLOAKROOM. THE FIRST FLOOR OFFERS TWO DOUBLE BEDROOMS AND BATHROOM. EXTERNALLY, THE PROPERTY BENEFITS FROM A LARGER THAN AVERAGE PLOT WITH TANDEM PARKING FOR TWO AND 'L' SHAPED REAR GARDEN. ENERGY RATING: B.

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SITUATION
Budding Way is placed midway between Cam and Dursley centres and Cam has a growing range of facilities including: Tesco supermarket, local traders, post office, doctors and dentists and a choice of three primary schools. Dursley town which is within walking distance offers a wider range of shopping facilities including: Sainsbury's supermarket and both primary and secondary schooling. The River Ewelme runs through the centre of the development and is the focal point with walkways and bridges along with play areas. There is a footpath leading to the town centre.

DIRECTIONS
From Dursley town centre proceed north west out of town on the A4135, on approaching the Kingshill rank of shops, just after the fire station turn right into Kingshill Lane and proceed down the incline taking the first turning on the right, passing the Vale Community Hospital on the right hand side and continue for approximately two hundred metres turning left into Budding Way. Continue to the end of the cul-de-sac and the property will be located on the left hand side.

DESCRIPTION
This immaculately presented home was built in 2016 and is positioned in a superb position within walking distance of the town centre yet located at the end of the cul-de-sac, providing a peaceful and tucked away location. The home occupies a larger than average plot which has tandem parking to side for two vehicles and 'L' shaped rear garden. To the rear of the property, there is an open outlook with views towards a gently sloping bank leading to open fields and countryside. Internally, the property briefly comprises; entrance hallway, cloakroom, living room and kitchen/diner. On the first floor there are two bedrooms and bathroom. The property benefits from gas central heating and double glazing.

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
Composite front door, radiator, door to:

CLOAKROOM
Low level WC, wash hand basin with pedestal, radiator.

LIVING ROOM 4.50m x 2.97m (14'9" x 9'8")
Double glazing window to front, radiator, under stair cupboard, stairs to first floor, door to:

KITCHEN/DINER 4.57m x 2.57m (14'11" x 8'5")
Fitted kitchen with base and wall units, laminated work surfaces over, stainless steel sink and drainer, gas boiler in cupboard, electric oven, gas hob with hood over, space and plumbing for washing machine, space for tall standing fridge freezer, radiator, double glazed window and French doors to garden.

ON THE FIRST FLOOR

LANDING
Radiator, access to loft space.

BEDROOM ONE 4.57m x 2.57m (14'11" x 8'5")
Double glazed window to rear with views, radiator, built in wardrobe.

BEDROOM TWO 4.57m x 2.41m (14'11" x 7'10")
Double glazed window to front, radiator.

BATHROOM
Bath with shower off tap, low level WC, wash hand basin with pedestal, radiator, double glazed window to side.

EXTERNALLY
The rear garden benefits from flagstone patio and laid to lawn garden with flower beds and stone gravel area with storage shed. The rear garden is enclosed by brick wall and wood panel fencing. A side gate leads to the driveway providing tandem parking for two cars.





AGENT NOTES
Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: B
Maintenance Fee: Approximately £210 per annum (paid six monthly to firstport)
Broadband: Fibre understood to be available.
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.

Approximate Gross Internal Area 708 sq ft - 66 sq m
Ground Floor Area 354 sq ft – 33 sq m
First Floor Area 354 sq ft – 33 sq m

