



20 Dursley Vale Park, Dursley GL11 6HL

Asking Price  
**£159,995**



LARGER THAN AVERAGE AND EXTREMELY SPACIOUS PARK HOME SITUATED ON A DECENT SIZED PLOT ON THE CUSP OF DURSLEY VALE PARK, HAVING AMPLE OFF STREET PARKING AND WELL KEPT GARDENS, ENTRANCE PORCH, FITTED KITCHEN, LARGE LOUNGE/DINER, SHOWER ROOM WITH AIRING CUPBOARD, TWO DOUBLE BEDROOMS WITH AMPLE STORAGE, DOUBLE GLAZING, GAS CENTRAL HEATING, BRICK SHED, MUST BE SEEN TO BE APPRECIATED.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(93-100) <b>A</b></p> <p>(81-92) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-50) <b>F</b></p> <p>(1-50) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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### SITUATION

This superior unit is situated in a prominent position on the edge of the Dursley Vale Park, which is a small development on the outskirts of Cam village. Within walking distance is a range of shops including: mini-market, hairdresser and award winning butchers, along with the newly opened Leaf and Ground. The centres of Cam and Dursley have a wider range of shopping and recreational facilities including: bowling green, swimming pool, community/sports centre, golf course and library. There are doctors and dentists in both Cam and Dursley. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. There is a 'Park & Ride' railway station in Cam with regular services to Gloucester, Cheltenham and Bristol with onward connections to the National Rail Network.

### DIRECTIONS

If travelling from Dursley, proceed out of town on the A4135 via Kingshill Road, continue past the rank of shops and the police station and at the third mini roundabout bear left into Woodfield Road, continue up Woodfield Road taking the next right hand turning into Phillimore Road and then next immediate left into Rock Road, proceed along Rock Road and then take the first left into Dursley Vale Park and number 20 will be found just on the left hand side on entry into Dursley Vale Park.

### DESCRIPTION

This spacious double unit is in a prime location and offers exceptional space both inside and out. Having enclosed gardens with driveway, attractive lawns and pathways leading to: Entrance porch, kitchen-diner, large lounge, two good size bedrooms with built in wardrobes, and shower room. The plot is one of the largest within the park and does not disappoint. Having mains gas connection and within walking distance to local shops, this property must be seen to be fully appreciated.

### 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).

### ENCLOSED PORCH

Having upvc door to front and rear and steps leading to doorway.

### KITCHEN/DINER 3.31m x 2.91m (10'10" x 9'6")

Having wall and base units with worktop over, stainless steel sink and drainer, fridge/freezer, free-standing oven, washing machine, radiator, and double glazed upvc door and glazed window to side.

### LOUNGE/DINER 5.96m maximum x 5.19m (19'6" maximum x 17'0")

Offering excellent space for both lounging and dining. Having dual aspect double glazed windows to the front and side and upvc double glazed door. Fireplace with electric fire, built in storage area and radiators.

### INNER HALLWAY

Having cupboard offering storage.

### BEDROOM ONE 2.90m x 2.81m (9'6" x 9'2")

Having built in wardrobe with drawers, radiator and double glazed window to side.

### BEDROOM TWO 3.04m maximum x 2.31m (9'11" maximum x 7'6")

Having built in wardrobes offering ample storage with drawers, radiator and double glazed window to rear with views towards Stinchcombe Hill woods.

### SHOWER ROOM

Well presented and having shower cubicle with electric shower, WC, vanity wash basin with storage under, radiator, spacious airing cupboard with ample shelving and housing Worcester boiler (approximately four years old) and double glazed window to side.

### EXTERNALLY

To the front of the property there is a long driveway

offering ample parking, a pathway leads from a wooden gate to a well kept lawned area with ornamental gravelled areas and borders with an array of shrubs and trees. A pathway leads to the side of the property where steps lead up to the entrance porch. To the rear of the property there is a good sized entertaining space with raised beds and vegetable plot along with several sheds. There is an outside tap and external power point. The garden is edged by low level fencing and walling.

### AGENTS NOTES

Council Tax Band: 'A'

All mains services are connected.

Ground rent is £135 per month. This fee is reviewed annually on the 1st of April.

The site is for occupiers over the age of 55.

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

