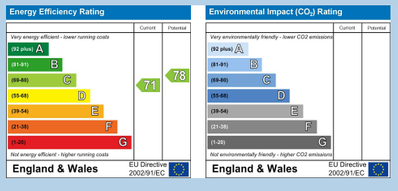
Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS







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.

Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

4 Ash Close, Dursley, GL11 5FZ

Price Guide
£300,000



A WELL-PRESENTED THREE/FOUR BEDROOM FAMILY HOME IN A POPULAR CUL-DE-SAC LOCATION CLOSE TO LOCAL SCHOOLS, AMENITIES, AND CAM & DURSLEY RAILWAY STATION. ONWARD CHAIN SECURE (VENDOR FOUND).THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION INCLUDING A MODERN OPEN PLAN KITCHEN/DINER, COMFORTABLE LOUNGE, AND FLEXIBLE STUDY/BEDROOM FOUR. FURTHER BENEFITS INCLUDE DRIVEWAY PARKING, WORKSHOP, AND AN ENCLOSED REAR GARDEN. EPC: C, COUNCIL TAX BAND: C.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

4 Ash Close, Dursley, GL11 5FZ

SITUATION

This property is situated in a popular residential area adjacent to Everlands Primary School. The nearby village of Cam has a range of facilities including Tesco supermarket, Post Office, chemist, independent retailers, doctors, dentist surgery and a 'Park and Ride' railway station with regular services to Gloucester and Bristol. Cam and Dursley have a choice of four primary schools is 1 minute walk to Cam Everlands Primary School, 20 minutes walk to Cam Hopton Primary School. and 15 minutes walk to Rednock Secondary School in Dursley along with Sainsbury's supermarket, Boots the chemist, independent retailers and leisure facilities including swimming pool, sports centre, library and golf course at Stinchcombe Hill.

DIRECTIONS

From Dursley town centre proceed north west out of the town on the A4135 proceeding straight across the first and second mini roundabout. After the second mini roundabout, continue for approximately 150 metres taking the first turning on the right into Woodview Road, continue down the hill, taking the fourth turning on the right into Birch Road. Ash Close will be found on the left, directly after The School and No. 4 can be found on the left hand side.

DESCRIPTION

The accommodation is arranged over two floors and comprises an entrance hallway with under stairs storage, a comfortable lounge with fire surround, and a spacious open plan kitchen/diner with integrated appliances, Velux window, and French doors opening onto the rear garden. A versatile ground floor study/bedroom four provides flexible living space with access to the garden and integral garage. Upstairs are three well proportioned bedrooms, including a principal bedroom with built-in wardrobe, along with a modern family bathroom fitted with a contemporary white suite and shower over bath. Externally, the property benefits from driveway parking, a converted garage with power and lighting, and an enclosed rear garden with decked seating area, lawn, mature trees, gravel borders, garden shed, and outside tap.

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).

ON THE GROUND FLOOR

HALLWAY

Stairs to first floor, radiator, thermostat, under stairs cupboard.

LOUNGE 4.06m x 3.02m (13'3" x 9'10")

Double glazed window, radiator, fire surround.

KITCHEN/DINER 4.96m x 4.80m narrowing to 2.61m (16'3" x 15'8" narrowing to 8'6")

Range of wall and base units, sink with mixer tap, space for gas range cooker with tiled splashback, integrated washing machine and dishwasher, double glazed French doors, Velux double glazed window, double glazed window, tall radiator, inset spot lights.

STUDY/BEDROOM FOUR 3.15m x 2.56m (10'4" x 8'4")

Radiator, part glazed door to rear, door to garage.

ON THE FIRST FLOOR

LANDING

Access to loft, airing cupboard housing gas boiler.

BEDROOM ONE 3.59m x 2.69m (11'9" x 8'9")

Radiator, double glazed window, built-in wardrobe.

BEDROOM TWO 2.92m x 2.67m (9'6" x 8'9")

Radiator, double glazed window.

BEDROOM THREE 2.34m x 2.18m (7'8" x 7'1")

Radiator, double glazed window.





BATHROOM

Suite comprising P-shaped bath with dual shower over and shower screen, low level WC, vanity wash hand basin with cupboard under, tiled wall and floor, heated towel rail, extractor, double glazed window.

EXTERNALLY

To the front there is an open plan lawn, path to front door, driveway providing off road parking space, leading to Converted GARAGE 2.61m x 1.41m with up-and-over door, power and light. The rear garden is enclosed by panel fencing, decked seating area, outside tap, garden shed, lawn with gravel borders with mature trees.

AGENT NOTES

Tenure: Freehold

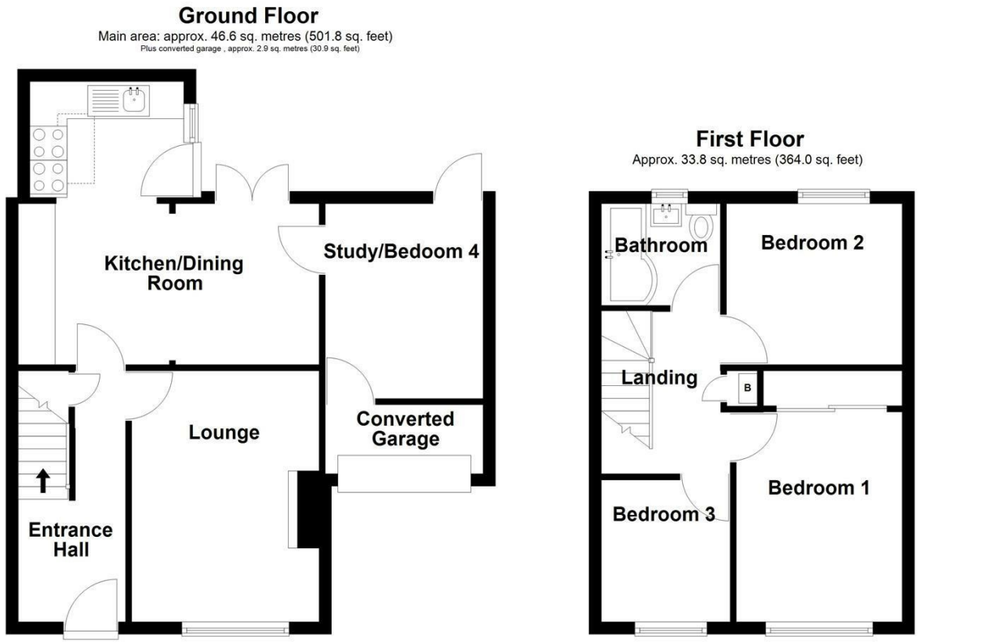
Services: All mains services are understood to be connected.
Council Tax Band: C
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



Main area: Approx. 80.4 sq. metres (865.8 sq. feet)
Plus converted garage , approx. 2.9 sq. metres (30.9 sq. feet)
4 Ash Close, Norman Hill, Dursley, GL11 5FZ

