



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	

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17 New Road, Dursley,  
GL11 6PN

Asking Price  
**£325,000**



TWO BEDROOM DETACHED BUNGALOW SITUATED IN A POPULAR RESIDENTIAL AREA, SET IN GOOD SIZED GARDEN WITH OFF STREET PARKING AND GARAGE. HALLWAY, BAY FRONTED LOUNGE, EXTENDED KITCHEN/DINING ROOM, CONSERVATORY/UTILITY, TWO DOUBLE BEDROOMS AND A SHOWER ROOM, GAS CENTRAL HEATING, LARGER THAN AVERAGE GARDEN, FURTHER DEVELOPMENT POTENTIAL, GARAGE, NO ONWARD CHAIN. EPC: D

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# 17 New Road, Dursley, GL11 6PN

## SITUATION

The property is situated in this popular residential area, located in Woodfield, between Cam and Dursley centres, within a short walk is a range of local shops including: mini-mart and butchers, also within walking distance is Cam Woodfield primary school and the Leaf and Ground. Cam village centre is within a short drive which has a good range of local facilities including: Tesco supermarket and train station in Cam; with regular services to Gloucester, Bristol, Bath and Cheltenham. Dursley town is within five minutes drive and has a wider range of shopping facilities, along with recreational facilities including: swimming pool, sports hall, and eighteen hole golf course.

## DIRECTIONS

From Dursley town centre, proceed out of town in a north westerly direction, continuing straight across at the first and second mini roundabouts, at the third mini roundabout take the first exit into Woodfield Road and proceed for approximately a quarter of a mile and turn left into New Road, just before the mini roundabout. After approximately 250ft, bear left to continue and No. 17 can be found at the head of the cul-de-sac on the left hand side.

## DESCRIPTION

This two bedroom detached bungalow is situated at the head of this popular cul-de-sac. The property has a driveway with parking for two cars leading to larger than average detached garage. The attractive front garden has a pedestrian access which leads to the rear garden. The rear garden is a good size and is laid to lawn with shrubs, flower borders and garden shed. Internally the property has bay fronted living room, extended kitchen/dining room, two double bedrooms, shower room and conservatory/utility room. The bungalow has modern gas central heating with gas boiler replaced in January 2025. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

## 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 PORCH

Having two double glazed front doors leading to:

## ENTRANCE HALL

Having part glazed front door and radiator.

## LIVING ROOM 3.83m narrowing to 3.51m x 3.54m (12'6" narrowing to 11'6" x 11'7")

Double glazed bay window to front, picture rail, two wall light points, pine fire surround with electric fire, double radiator.

## KITCHEN/DINING ROOM 6.48m x 2.95m narrowing to 2.54m (21'3" x 9'8" narrowing to 8'4")

Having a range of wall and base units with laminated work surfaces over, stainless steel single drainer sink unit, electric cooker point, double glazed window to rear, two double glazed windows to side, double radiator, Worcester combination boiler (fitted January 2025) supplying radiator central heating and domestic hot water, attractive ornamental brick recess fireplace, door to:

## CONSERVATORY/UTILITY 3.30m x 2.61m (10'9" x 8'6")

Having double glazed surround and door to garden, vaulted style glazed roof, base and wall unit, integrated freezer, integrated washing machine, two wall light points.

## BEDROOM ONE 4.23m x 2.90m widening to 3.56m (13'10" x 9'6" widening to 11'8")

Having extensive range of fitted wardrobes, double radiator, double glazed bay window to front.

## BEDROOM TWO 2.88m x 2.73m (9'5" x 8'11")

Having double glazed window to rear, radiator, wardrobe and top box.

## SHOWER ROOM

Having large shower cubicle, electric shower, vanity wash hand basin, WC, roof light.

## EXTERNALLY

To the front of the property the garden is bound by wall with shrubs and flower borders a tarmac driveway provides parking space for two cars and leads to a detached GARAGE 6.75m x 3.12m having up-and-over door, personal door to side. A pathway leads to the rear garden which is of a particularly good size, laid to lawn with shrubs and flower borders and enclosed by fencing.

## AGENT NOTES

Tenure: Understood to be Freehold, but is subject to first registration at Land Registry.

Services: All mains services are understood to be connected.

Council Tax Band: D

Access to the property is via a private road.

Broadband: Fibre to an external box.

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

