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33 Upper Poole Road, Dursley,
GL11 4LF

Price Guide
£260,000



TWO BEDROOM SEMI-DETACHED COTTAGE WITH DRIVEWAY PARKING FOR 2/3 CARS, MODERNISED AND IMMACULATELY PRESENTED, PATIO WITH LAWNED GARDEN AND AMPLE STORAGE SHEDS, SPACIOUS LIVING ROOM WITH WOODBURNER, KITCHEN/DINER, TWO DOUBLE FIRST FLOOR BEDROOMS PLUS FURTHER OFFICE/COT ROOM, MODERN BATHROOM SUITE, GAS CENTRAL HEATING, CHARACTER FEATURES. ENERGY RATING: D.

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33 Upper Poole Road, Dursley, GL11 4LF

SITUATION

This property is located in Upper Poole Road, which is within walking distance of Dursley town centre and its amenities. Dursley has a range of local shops along with swimming pool, sports hall, library and Sainsbury's supermarket. There is a choice of four primary schools in Cam and Dursley and comprehensive schooling at Rednock School. The property is situated on the lower slopes of Stinchcombe Hill and there are numerous country walks throughout the adjoining woodland. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre, proceed out of town through Silver Street on the A4135 and at the end of the rank of shops turn right into Henlow Drive, continue up the incline to the mini-roundabout turning left into Upper Poole Road and number 33 can be found towards the end of the road on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 7 years and has been further updated and modernised by the current owner. The property benefits from extensive new flooring, woodburner, updated garden and general decoration throughout. The property briefly comprises; entrance porch, living room, kitchen/diner, two double bedrooms, office/cot room and bathroom. To the rear of the property there is a patio area with three storage sheds, lawned garden and pleasant stone gravel seating area. A concrete driveway provides parking for 2/3 cars.

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



ENTRANCE PORCH

Double glazed front door and windows, wooden door to:

LIVING ROOM 5.11m (max under stairs) x 3.34m (max) (16'9" (max under stairs) x 10'11" (max))

Double glazed window to front, two radiators, stairs to first floor, fireplace with woodburner.

KITCHEN/DINING ROOM 4.02m (max) x 3.27m (max) (13'2" (max) x 10'8" (max))

Fitted kitchen with base and wall units, wooden work surfaces over, Belfast sink, space and plumbing for washing machine and dishwasher, gas boiler, electric oven with gas hob and hood over, radiator, double glazed window and door to garden, walk-in cupboard with space for tall standing fridge freezer and double glazed window to side.

ON THE FIRST FLOOR

LANDING

Access to loft space which is boarded.

BEDROOM ONE 3.47m x 3.33m narrowing to 3.00m (11'4" x 10'11" narrowing to 9'10")

Double glazed window to front, radiator.

BEDROOM TWO 3.27m narrowing to 2.89m x 2.63m (10'8" narrowing to 9'5" x 8'7")

Double glazed window to rear, radiator.

OFFICE/COT ROOM 2.31m x 1.50m (max over stairwell) (7'6" x 4'11" (max over stairwell))

Double glazed window to front, radiator.

BATHROOM

Freestanding bath with thermostatic mixer shower over, low level wc, vanity wash hand basin, heated towel rail, double glazed window to rear, inset ceiling spotlights.



EXTERNALLY

The rear garden has patio area with three storage sheds, tap, laid to lawn garden with flower and vegetable beds and a stone gravel seating area. The garden is fully enclosed by wooden panel fencing and a gate leads to the concrete driveway which provides parking for 2/3 cars. Side access leads to front which has a further small garden to front and gate to road.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected. Gas central heating.

Council Tax Band: B.

Broadband: Overhead/underground wire (not fibre)

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.

