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30 Reine Barnes Close Dursley GL11 4BQ

Asking Price  
**£240,000**



SPACIOUS REFURBISHED TWO BEDROOM SEMI-DETACHED HOUSE IN CUL DE SAC POSITION. ENTRANCE HALLWAY WITH STORAGE, LARGE LOUNGE, OAK FITTED KITCHEN/DINER, MODERN BATHROOM, TWO GOOD SIZED BEDROOMS, ENCLOSED REAR GARDEN, DETACHED GARAGE WITH AMPLE OFF STREET PARKING TO FRONT AND SIDE. ELECTRIC HEATING, ENERGY RATING: E, COUNCIL TAX BAND: C. NO ONWARD CHAIN. MUST BE SEEN.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk





## 30 Reine Barnes Close, Dursley, GL11 4BQ

### SITUATION

This semi-detached occupies a pleasant position within Reine Barnes Close, a quiet cul-de-sac. The property is within walking distance of Dursley town centre and its range of facilities including Sainsburys supermarket, numerous independent retailers, swimming pool and library. Dursley is well placed for travel throughout the south west via the nearby A38 and M5/M4 motorway network. There is a Park and Ride railway station in the adjoining village of Cam with regular services to Gloucester and Bristol with connections to the national rail network.

### DIRECTIONS

From the centre of Dursley proceed out of town via Silver Street and Bull Pitch bearing right at the mini-roundabout into Woodmancote. After approximately 250 yards turn left into Reine Barnes Close and Number 30 can be found on the right hand side in the cul-de-sac.

### DESCRIPTION

This spacious two bedroom property is offered with NO ONWARD CHAIN, having ample off street parking and driveway leading to the detached garage. The property comprises: entrance hallway with storage cupboard, leading to larger than average lounge/diner with tiled floor, night storage heaters and stairs to first floor. The kitchen/breakfast room has oak fitted units and additional space for dining. On the first floor are two double bedrooms, and a modern bathroom.

### 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 HALLWAY

Having double glazed upvc front door and side window and built in storage cupboard and tiled flooring leading through into :

### LOUNGE/DINER 4.66m max x 3.86m (15'3" max x 12'7" )

Spacious area with tiled flooring throughout and night storage heaters. A large double glazed picture window and door lead out to the rear garden and provide ample light, stairs lead to the first floor.

### KITCHEN/BREAKFAST ROOM 4.67m x 2.17m (15'3" x 7'1" )

Attractive oak wall and base units with worktop over, sink and drainer and pantry cupboard, built in double oven and 4 ring gas burner hob with extractor over, electric heater, space for fridge/freezer and plumbing for washing machine and dishwasher, dual aspect double glazed windows offer light and there is additional space for dining.

### ON THE FIRST FLOOR

### LANDING

Having night storage heater, loft access and airing cupboard housing immersion tank and shelving, double glazed window to side with views across the escarpment.

### BEDROOM ONE 3.69m x 2.78m (12'1" x 9'1" )

Having been recarpeted and redecorated, with double glazed window to rear, electric panel heater and built in useful storage cupboard.

### BEDROOM TWO 3.28m x 2.39m (10'9" x 7'10")

Having been recarpeted and redecorated with double glazed window to rear and panel heater.

### BATHROOM

Modern suite comprising: Bath with shower over bath, wash basin and WC, heater, partially tiled walls and double glazed window to front.

### EXTERNALLY

At the front of the property there is a tarmacadam driveway offering off street parking with pathway to front door, a further driveway provides additional parking and

leads to the single garage and side gate leads to the enclosed rear garden offering excellent outdoor space having pathway and lawn area, edged by wall and fencing.

### AGENT NOTES

Tenure: Freehold

Services: Water and electric are believed to be at the property.

Council Tax Band: C

Broadband: The vendor cannot confirm the broadband supply to the property.

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.

