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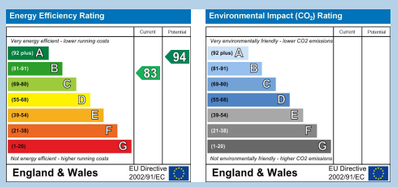

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17A Rowley, Dursley, GL11 5NT

Price Guide
£375,000



INDIVIDUAL DETACHED THREE BEDROOM DETACHED HOME, TUCKED AWAY POSITION IN SOUGHT AFTER LOCATION, DRIVEWAY PARKING FOR 2/3 CARS, LARGE REAR GARDEN BACKING ONTO GENTLE STREAM, BUILT BY LOCAL REPUTABLE BUILDER WITH REMAINDER OF 10 YEAR BUILDER'S WARRANTY, SPACIOUS ENTRANCE HALLWAY, BEAUTIFUL OPEN PLAN KITCHEN/DINING/LIVING ROOM, GARDEN ROOM/CONSERVATORY, CLOAKROOM, THREE FIRST FLOOR BEDROOMS, BATHROOM, GAS CENTRAL HEATING PLUS DOUBLE GLAZING. ENERGY RATING: B.

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The Property Ombudsman
propertymark

17A Rowley, Dursley, GL11 5NT

SITUATION

This family home is situated in a pleasant location in a tucked away and individual position within walking distance of a range of local retailers along with Tesco supermarket. There is a choice of three primary schools in the village; two of which are within a short walk of the property. There are doctors and dental surgeries also within close proximity. The nearby old market town of Dursley has a range of shopping facilities along with recreational facilities including: swimming pool, sports hall, library and eighteen hole golf course. The town has comprehensive schooling at Rednock and the larger centres of Gloucester, Bristol and Cheltenham are made easily accessible via the A38 and M5/M4 motorway network. Cam has a Park and Ride railway station with onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 (Kingshill Road) continuing straight across at the first and second mini roundabouts. At the third mini roundabout take the second exit and proceed down the incline into Cam village. At the roundabout take the third exit into Chapel Street and continue for approximately 200m turning left into Rowley, continue for 100m, turning right at the end of the road. Proceed 75m and the property will be located on the left hand side.

DESCRIPTION

Built by local reputable builder J L Cotswold Developments Ltd, this detached family home is an individual property, set back from the road in this sought after location. Still benefiting from the remainder of the 10 year builders warranty, this three bedroom home has a good sized driveway to front, offering parking for two/three cars and a large rear garden backing onto a gently running stream and open fields. Internally, the property briefly comprises; entrance hallway, open plan kitchen/dining/living room, cloakroom, and garden room/conservatory. On the first floor there are three bedrooms and family bathroom. The property benefits from a high Energy Rating of B and has double glazing and gas central heating.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Double glazed door and window to front, radiator, under stair storage cupboard, stairs to first floor.

CLOAKROOM

Low level WC, vanity wash hand basin, heated towel rail.

KITCHEN/DINING/LIVING ROOM 7.16m (max) x 5.48m narrowing to 3.54m (23'5" (max) x 17'11" narrowing to 11'7")

Fitted kitchen with base and wall units, laminated work surfaces over, one and half bowl stainless steel sink and drainer, integrated dishwasher, space and plumbing for washing machine, electric oven, gas hob with hood over, space for tall standing fridge freezer, two radiators, gas boiler in cupboard, double glazed windows to front and rear, double glazed bi-fold doors to:

GARDEN ROOM/CONSERVATORY 3.96m x 2.74m (12'11" x 8'11")

Sliding glass doors to garden, electric point.

ON THE FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE 3.60m x 2.59m (max) (11'9" x 8'5" (max))

Double glazed window to rear, radiator.

BEDROOM TWO 3.48m x 2.69m (11'5" x 8'9")

Double glazed window to front, radiator.

BEDROOM THREE 3.46m x 2.68m (11'4" x 8'9")

Double glazed window to front, radiator.

FAMILY BATHROOM

Bath with mixer shower, low level WC, vanity wash hand basin, heated towel rail, double glazed window to front.





EXTERNALLY

The rear garden is spacious and is laid to lawn with mature trees, shrubs and is enclosed by wood panel fencing to sides. The garden backs onto and overlooks a gently running stream with fields beyond. To the front of the property there is a large tarmac driveway with ample parking, one space is allocated to the neighbouring property of 17 Rowley with the remainder being for 17a which has parking for two/three cars enclosed by wrought iron fence.

AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected.
Gas central heating.
Council Tax Band: D.
One parking space in front of the property is allocated parking for 17 Rowley.

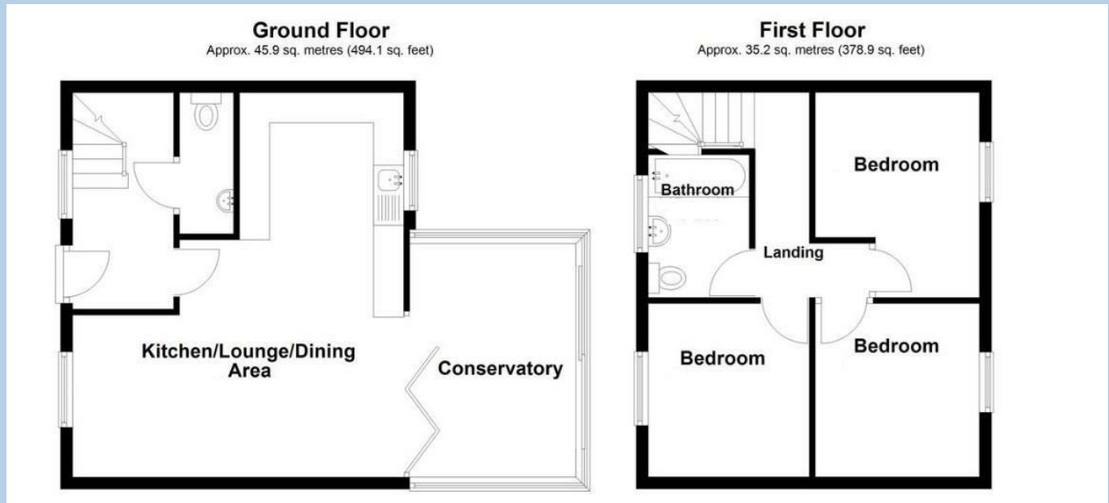
Broadband: Asymmetric Digital Subscriber Line (the vendor understands fibre broadband is available in the area).
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



Total area: approx. 81.1 sq. metres (872.9 sq. feet)



