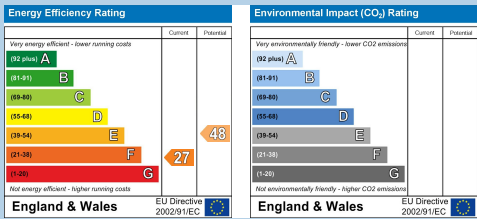


TOTAL APPROX. FLOOR AREA 55.4 SQ.M. (596 SQ.FT.)
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MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this 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.

47 Springfields Dursley GL11 6PJ

Price Guide
£145,000



IMMACULATLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT, END OF CUL-DE-SAC POSITION, ELEVATED POSITION WITH FAR REACHING VIEWS, COMMUNAL GROUNDS AND HALLWAY, PRIVATE ENTRANCE HALLWAY WITH STORAGE CUPBOARD, LIVING/DINING ROOM, SEPARATE KITCHEN, INNER HALLWAY, TWO DOUBLE BEDROOMS, BATHROOM, DOUBLE GLAZING, ELECTRIC UNDERFLOOR HEATING. ENERGY RATING: E.

01453 544500

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Gloucestershire, GL11 4BW

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47 Springfields, Dursley, GL11 6PJ

SITUATION

This apartment is situated in the Springfields area of Cam and is within a short distance of a range of shops in Woodfields, including mini-market, hair salon and award winning butchers and the popular Leaf & Ground Café. A wider range of shopping facilities are available in Cam village centre, including Tesco's supermarket. Primary schooling can be found at the nearby Cam Woodfield School and there is a further choice of two primary schools within Cam village. Dursley has a wider range of shopping facilities along with library, swimming pool and comprehensive schooling. The property is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network and Cam also 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, continuing straight across at the first mini roundabout, and continue to the second mini-roundabout, taking the first exit and proceed for approximately four hundred metres, taking the second turning on the right into Springfields, continue down the incline taking the second turning on the right, and number the property will be located at the end of the cul-de-sac. Number 47 is located in the right hand side half of the block and on the first floor.

DESCRIPTION

This property has been in the same ownership for over four years and has remained in a well presented and immaculate condition. There are communal gardens to side and front of the property with communal entrance hallway with intercom system and stairs to first floor. A private door leads us into the hallway which has store room leading into the living dining room with airing cupboard and separate kitchen. There is a further inner hallway providing access to both bedrooms and the bathroom. The property has double glazing and underfloor electric 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).

COMMUNAL ENTRANCE HALLWAY

With intercom system, stairs to first floor.

PRIVATE HALLWAY

Composite front door, intercom system, store cupboard, door to:

LIVING/DINING ROOM 6.28m x 3.22m (max) (20'7" x 10'6" (max))

Double glazed windows to front and rear, airing cupboard with hot water cylinder.

KITCHEN 3.10m (max) x 2.34m (max) (10'2" (max) x 7'8" (max))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, integrated tall fridge freezer, integrated dishwasher, space and plumbing for washing machine, electric cooker with hob and hood over, stainless steel sink and drainer, double glazed window to rear.

INNER HALLWAY

BEDROOM ONE 4.22m x 3.07m (13'10" x 10'0")

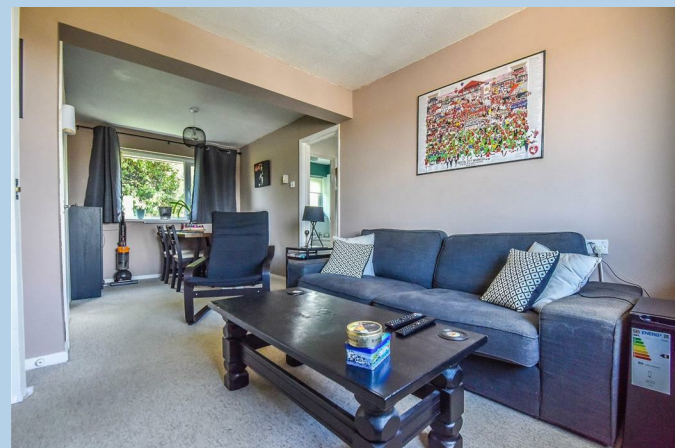
Double glazed window to front.

BEDROOM TWO 3.11m x 2.09m (10'2" x 6'10")

Double glazed window to side.

BATHROOM

Bath with electric shower, low level WC, wash hand basin with pedestal, double glazed window to rear, wall mounted electric heater.



EXTERNALLY

To the front of the property there are communal gardens with steps leading to front door. To the side of the property there is a further patio area and laid to lawn gardens.

AGENT NOTES

Tenure: Leasehold.

Leasehold term: 118 years commenced 1980 (82 years remaining).

Ground rent: £10pa.

Maintenance fee payable to Stroud District Council for repairs and maintenance of communal areas, it is variable depending on works - typically around £1,400pa.

Services: All mains electricity, drainage and water are believed to be connected. Electric under floor heating.

Council Tax Band: A

Keeping poultry, animals, or domestic pets is prohibited

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Ex-local authority purchased from the council in 1980.

Ground rent: £10. Reviewed: Annually.

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.

