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7 Meadowvale Dursley GL11 6HH

Asking Price
£290,000



IMMACULATELY PRESENTED SEMI-DETACHED HOUSE IN POPULAR RESIDENTIAL AREA. NEWLY UPDATED WITH REPLACEMENT KITCHEN, BATHROOM, DECORATION AND CARPETS. ENTRANCE HALL, LIVING ROOM, MOST ATTRACTIVE KITCHEN/DINING ROOM WITH BUILT IN OVEN AND HOB, THREE BEDROOMS, NEWLY FITTED BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, GARAGE/WORKSHOP, GOOD SIZED GARDEN. MUST BE SEEN. ENERGY RATING: C

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7 Meadowvale, Dursley, GL11 6HH

SITUATION

This three bedroom semi detached house is situated in a pleasant residential area. The village of Cam has a Tesco supermarket along with a range of local retailers and a choice of three primary schools. The nearby town of Dursley offers a wider range of shopping facilities including Sainsbury's and Lidl supermarkets 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. Cam has a 'park and ride' railway station with onward connections to the National Rail Network.

DIRECTIONS

Proceeding out of Dursley in a north westerly direction on the A4135. Continue to the second mini-roundabout and take the first exit. Proceed for approximately 500 metres taking the second turning on the right into Springfields and continue into Meadowvale and the property will be found on the left hand side.

DESCRIPTION

This newly refurbished three bedroom semi-detached house is situated in the popular Meadowvale area. The property has been recently refurbished by a builder including the replacement of the kitchen with an attractive range of units with solid wood work surfaces, enamel sink unit, inset induction hob with hood over, built in double fan oven. There are further appliances available by separate negotiation. In addition, the bathroom has been re-fitted to a good standard and the floor coverings have been replaced throughout with laminate wood flooring to the ground floor and carpets to the first floor. The property has gas fired radiator central heating and double glazing with parking to the front and large garage/workshop. The rear garden is of a particularly good size with lawn and newly laid patio area. The property must be seen to be fully appreciated and we would 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 HALL

Double glazed front door with double glazed side screen, laminate flooring and stairs to first floor.

LOUNGE 4.24m narrowing to 3.08m x 4.14m (13'10" narrowing to 10'1" x 13'6")

Having double glazed window to front, two radiators, under stairs storage cupboard, laminate flooring, feature fireplace with ornamental wooden beam.

KITCHEN/DINING ROOM 5.1m x 2.89m (16'8" x 9'5")

Newly refurbished to a good standard with an attractive range of shaker style wall and base units with solid wood work surfaces over incorporating inset enamel one and half bowl single drainer sink unit, induction hob with cooker hood over, built in double fan oven, plumbing for washing machine and dishwasher, space for fridge/freezer, gas combination boiler, double radiator to dining area, double glazed window and door to rear.

ON THE FIRST FLOOR

LANDING

Having double glazed window to side.

BEDROOM ONE 3.8m x 2.86m (12'5" x 9'4")

Having built in wardrobe and double glazed window to front.

BEDROOM TWO 2.89m x 2.73m (9'5" x 8'11")

Having double glazed window to rear, radiator and two built in wardrobes.

BEDROOM THREE 2.13m x 2.11m (6'11" x 6'11")

Having double glazed window, radiator and over stairs storage cupboard.



BATHROOM

Having new white suite comprising panelled bath with mixer shower tap, pedestal wash hand basin, WC, stainless steel ladder towel rail, illuminated mirror and double glazed window.

EXTERNALLY

To the front of the property, the garden is laid to lawn with parking area and driveway leading to attached GARAGE/WORKSHOP (5.33m x 3.77m) having double doors to front and access to rear, leading to attractive garden, which is a good size and laid to lawn and enclosed by hedge and fence with newly laid patio and gravel seating area.

AGENTS NOTES

Tenure: Freehold.
All mains services are connected.
Gas fired radiator central heating.
Council Tax Band: C
Energy Rating: C
The property is vacant with no onward chain.
Broadband: Overhead/underground line (not fibre)
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.

