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62 Woodview Road, Dursley,
GL11 5SE

Price Guide
£285,000



EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW IN SOUTH FACING POSITION, NO ONWARD CHAIN, BACKING ONTO PLAYING FIELD TO REAR, TANDEM DRIVEWAY PARKING FOR THREE, ENTRANCE HALLWAY, KITCHEN, DINING AND SEPARATE LIVING ROOM, SHOWER ROOM. ENERGY RATING: D.

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62 Woodview Road, Dursley, GL11 5SE

SITUATION

62 Woodview Road occupies a good position in the popular Norman Hill area of Cam backing onto the playing field to rear. A range of facilities are available in the nearby centres of Cam and Dursley including: supermarkets, numerous independent retailers, doctors and dentist surgeries along with the Vale Community Hospital, swimming pool and library. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network. Cam and Dursley have a choice of four primary schools and Rednock Comprehensive School is within approximately one mile.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, continue over the first and second mini-roundabouts, after the second roundabout take the first turning on the right into Woodview Road. Continue for approximately 500 metres and the property will be located on the right hand side.

DESCRIPTION

This property has been in the same ownership for over 30 years and was extended by the current owners some time ago to the rear, creating a well proportioned semi-detached bungalow in a sought after location. Now offered to the market with no onward chain, the property briefly comprises; entrance hallway, kitchen, dining room, living room, two bedrooms and shower room. The rear garden backs onto the playing field and has side access to the driveway, providing tandem parking for two/three 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).

ENTRANCE HALLWAY

Double glazed front door, two storage cupboards.

DINING ROOM 2.98m x 2.60m (9'9" x 8'6")

Radiator, gas boiler, opening into:

KITCHEN 3.35m x 2.94m (10'11" x 9'7")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, space and plumbing for washing machine, space for large electric oven and gas hob with hood over, space for tall standing fridge freezer, one and half bowl stainless steel sink and drainer, double glazed window and door to garden.

LIVING ROOM 5.75m x 3.25m narrowing to 2.39m (18'10" x 10'7" narrowing to 7'10")

Two radiators, double glazed sliding door to garden.

BEDROOM ONE 3.86m x 3.24m (12'7" x 10'7")

Double glazed window to front, radiator.

BEDROOM TWO 3.02m x 2.62m (9'10" x 8'7")

Double glazed window to front, radiator.

SHOWER ROOM

Shower cubicle with electric shower, low level WC, wall mounted wash hand basin, double glazed window to side, heated towel rail.

EXTERNALLY

The rear garden has wooden decking and flagstone patio, stone gravel, two wooden storage sheds, and the garden is enclosed by wood panel fencing and metal fencing.

The rear garden backs onto the playing field to rear and has side access to brick driveway providing parking for two/three cars and also has side tap.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected. Gas central heating. There is a water meter. Council Tax Band: C.

Property is subject to probate which has been applied for. Broadband: Asymmetric Digital Subscriber Line 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.

