



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.

31 The Quarry, Dursley,
GL11 6JA

Asking Price
£375,000



INDIVIDUAL AND SPACIOUS DETACHED BUNGALOW WITH GOOD SIZED GARDEN. ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, SPACIOUS LIVING ROOM, KITCHEN, SEPARATE DINING ROOM, REAR UTILITY, THREE GOOD SIZED BEDROOMS, FAMILY BATHROOM/SECOND WC, GARDEN, GARAGE AND PARKING, VIEWS. NO ONWARD CHAIN, ENERGY RATING: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



31 The Quarry, Dursley, GL11 6JA

SITUATION

The Quarry is situated in this very popular position on the outskirts of Cam and is within a few minutes walk of the local primary school. Further facilities can also be found within walking distance including: butchers, mini market, hairdressing salon and popular garden centre. A wider range of shopping facilities can be found in Cam village centre including: Tesco supermarket, along with doctors and dentists surgeries. The adjoining town of Dursley has a Sainsbury's supermarket, library, bowling green and eighteen hole golf course. The property is well located for access to the A38 bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135 Kingshill Road, proceeding straight across at the first mini roundabout, at the second mini roundabout take the first exit and continue up the incline and proceed for a further four hundred metres turning right just prior to the former Yew Tree Inn into Woodfield Road and immediately turning into The Quarry, after approximately five hundred metres turn left into Orchard Leaze and the driveway for 31 The Quarry will be found between numbers 4 and 6 Orchard Leaze.

DESCRIPTION

This detached bungalow was constructed approximately 90 years ago with rendered elevations under a tiled and felted roof. The property is accessed from Orchard Leaze and has a long tarmacadam driveway with parking and turning area leading to good sized detached garage. The gardens laid to the front and both sides have a large rockery style front garden, lawn to the side with patio and views. The accommodation comprises: entrance porch, entrance hall, cloakroom, spacious living room, separate dining room, kitchen, two utility areas, three good sized bedrooms and family bathroom/second WC. The property has gas fired radiator central heating and also has rear pedestrian access from a driveway off The Quarry. The property must be seen to be fully appreciated and we 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 PORCH

Having part glazed front door and window to side.

ENTRANCE HALL

Having large built in cloak cupboard.

CLOAKROOM

Having wash hand basin, WC, window to side and radiator.

LIVING ROOM 6.79m x 4.4m narrowing to 3.95m (22'3" x 14'5" narrowing to 12'11")

Having three double glazed windows, double radiator, fireplace with coal effect gas fire.

DINING ROOM 4.4m x 2.42m (14'5" x 7'11")

Having double glazed patio door to side with views.

KITCHEN 3.35m x 2.11m (10'11" x 6'11")

Having a range of wall, tall and base units, double built in oven, gas hob, linen cupboard, sink unit, integrated dishwasher, double glazed window to side, access to loft space with loft ladder and part boarded housing Ideal gas combination boiler supplying radiator central heating and domestic hot water.

UTILITY 3.11m x 1.42m (10'2" x 4'7")

Having double glazed door to side, space for tumble dryer and opening to:-

UTILITY SPACE TWO 2.8m x 1.29m (9'2" x 4'2")

Having plumbing for washing machine and further door to side.

BEDROOM ONE 3.82m x 3.2m (12'6" x 10'5")

Having double glazed window, radiator, range of fitted wardrobes.

BEDROOM TWO 3.41m x 2.64m (11'2" x 8'7")

Having double glazed window, built in cupboard and radiator.

BEDROOM THREE 3.48m x2.64m (11'5" x8'7")

Having double glazed window, radiator and built in cupboard.

BATHROOM

Having low level suite comprising wash hand basin, WC, panelled bath with electric shower over, stainless steel ladder towel rail and single glazed window to side.

EXTERNALLY

To the front of the property there is pedestrian access from the private driveway leading to the shallow front garden with pathway leading to front door. To the side of the bungalow the gardens are laid to lawn with raised patio area having views and enclosed by hedging. The good sized rear garden has an array of rockery style plants and shrubs, pond, covered seating area, apple and plum



trees and gooseberry bushes. A tarmacadam driveway leads from Orchard Leaze to the detached pre-cast concrete GARAGE/WORKSHOP (6.7m x 4.12m) having electric roller door.

AGENTS NOTES

Tenure: Understood to be freehold but is subject to first registration at Land Registry. Please confirm the tenure with your conveyancer. Services: All mains services are understood to be connected. There is a water meter. Gas fired radiator central heating. Council Tax band: D The property is subject to probate which has been granted. 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.

