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1 Lambsdowne, Dursley,
GL11 6PX

Price Guide
£385,000



A DELIGHTFUL AND SPACIOUS DETACHED THREE BEDROOM BUNGALOW IN POPULAR LAMBSDOWNE DEVELOPMENT, CORNER PLOT WITH SIDE AND REAR GARDENS WITH GOOD DEGREE OF PRIVACY, GARAGE PLUS TANDEM DRIVEWAY PARKING FOR 2/3, WELL PRESENTED AND RECENTLY UPDATED, ENTRANCE HALLWAY WITH UTILITY CUPBOARD, KITCHEN, LIVING/DINING ROOM, THREE BEDROOMS, BATHROOM, CONSERVATORY, GAS CENTRAL HEATING. ENERGY RATING: D.

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1 Lambsdowne, Dursley, GL11 6PX

SITUATION

This spacious three bedroom bungalow is situated in the popular Lambsdowne development, which is on the outskirts of the town and within close proximity of woodlands and Stinchcombe Hill. The property is well located for a range of shopping facilities in Woodfields, including mini-market, hairdressers and butchers. Cam village has a Tesco Supermarket and a range of local retailers including post office, hairdressers and takeaways. Dursley town offers a wider range of local retailers along with Sainsbury's supermarket and leisure facilities include library, swimming pool and 18 hole golf course at Stinchcombe Hill. Cam and Dursley has a choice of four primary schools and secondary schooling at the popular Rednock Comprehensive School. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. The village is also well placed for commuting throughout the South West via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135, continuing straight across at the first mini-roundabout and take the first turning at the second mini-roundabout opposite the Police Station and continue for approximately 250 metres and take the first turning on the right into Lambsdowne. The property can be found directly on the left hand side.

DESCRIPTION

This property has been recently updated creating a modernised and well presented bungalow in this sought after development on the outskirts of town. The bungalow is offered to the market with no onward chain and benefits from it's corner plot position which has side and rear gardens that offer a good degree of privacy. To the front of the property there is a side access on either side of the bungalow and tarmac driveway providing parking for 2/3 vehicles leading to garage. Internally, the property briefly comprises; entrance hallway, utility cupboard (formerly cloakroom), kitchen, living/dining room, conservatory, three double bedrooms and bathroom.

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

Wooden front door, radiator, utility cupboard (former cloakroom) with window to front and space and plumbing for washing machine.

KITCHEN 3.00m x 2.49m (9'10" x 8'2")

Base and wall units, wooden work surfaces over, space for range oven, radiator, double ceramic sinks, space and plumbing for dishwasher, space for tall standing fridge freezer, double glazed wooden window and door to side, boiler in cupboard.

LIVING/DINING ROOM 5.94m x 3.78m (19'5" x 12'4")

Double glazed wooden bay window to front, two radiators, door to:

CONSERVATORY 2.84m x 2.16m (9'3" x 7'1")

Double glazed windows and door, perspex roof, radiator.

BEDROOM ONE 3.46m narrowing to 2.83m x 3.50m (11'4" narrowing to 9'3" x 11'5")

Double glazed French doors to garden, radiator.

BEDROOM TWO 3.47m narrowing to 2.95m x 2.81m (max) (11'4" narrowing to 9'8" x 9'2" (max))

Double glazed wooden window to rear, radiator, fitted wardrobe.

BEDROOM THREE 4.41m (max) x 2.49m (max) (14'5" (max) x 8'2" (max))

Double glazed wooden window to front, radiator, fitted wardrobe.

BATHROOM

Bath with shower off tap, low level wc, vanity wash hand

basin, heated towel rail, double glazed wooden window to side.

EXTERNALLY

To the front of the property there is a tarmac driveway providing parking for 2/3 cars leading to GARAGE (5.25m x 2.55m) which has up and over door to front and door to side. There is access to the garden from either side of the bungalow with tap and leading to a laid to lawn garden to rear with flagstone patio, flower beds, shrubs, summerhouse and offering a good degree of privacy. A further side garden provides flower beds, shrubs and patio seating area.

AGENT NOTES

Tenure: Freehold.

Services: All mains services are believed to be connected. Gas central heating.

Council Tax Band: D.

Broadband: Fibre to the Premises.

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.

