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12 Cedar Drive, Dursley,  
GL11 4EB

Asking Price  
**£325,000**



RARE OPPORTUNITY TO PURCHASE A SPACIOUS TWO BEDROOM DETACHED BUNGALOW, CLOSE TO DURSLEY TOWN CENTRE, SET IN GOOD SIZE GARDENS. ENTRANCE HALL, LARGE LIVING ROOM, LARGE CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY, TWO DOUBLE BEDROOMS, SHOWER ROOM, IN NEED OF UPDATING. MUST BE SEEN. ENERGY RATING: E

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## 12 Cedar Drive, Dursley, GL11 4EB

### SITUATION

12 Cedar Drive is ideally located within a short walk of Dursley town centre. The town offers a range of shopping facilities along with recreational facilities including: swimming pool, golf course and a variety of independent retailers and Sainsbury's superstore. Travelling to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The adjoining village of Cam has 'Park and Ride' railway station which brings Gloucester and Bristol within twenty five minutes and thirty minutes rail travel respectively. The town bus station is also within a few minutes walk.

### DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 taking the third turning on the left into Cedar Drive and continue for approximately 100 metres and 12 Cedar Drive will be found on the righthand side.

### DESCRIPTION

The property comprises a detached bungalow, which we understand was originally constructed in the late 1950's and briefly comprises: living room, kitchen, conservatory, utility, two bedrooms and a shower room. The bungalow is understood to be traditionally constructed with reconstituted stone elevation with cavity wall under a concrete tiled roof. The property benefits from gas warm air heating, along with extensive mix of Upvc and aluminium framed double glazing and is now in need of general updating. Town centre bungalows rarely become available, 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).

### RECESSED ENTRANCE PORCH

### ENTRANCE HALL

Having part double glazed front door, built in cupboard.

### LIVING ROOM 5.85m x 4.06m (19'2" x 13'3")

Having double glazed window to front, fireplace with gas fire, four wall light points.

### KITCHEN/BREAKFAST ROOM 3.39m x 3.04m (11'1" x 9'11")

Having a range of wall, tall and base units with laminated worksurfaces over, inset one and half bowl single drainer sink unit, gas cooker point, double glazed window to rear.

### INNER HALLWAY

Having door to garage.

### CONSERVATORY/RECEPTION 4.5m x 2.4m (14'9" x 7'10")

Having double glazed surround and double glazed door to both sides.

### UTILITY ROOM 2.67m x 1.8m (8'9" x 5'10")

Having a range of wall and base units with stainless steel single drainer sink unit, double glazed window to side and warm air heating boiler.

### BEDROOM ONE 4.0m (max) x 3.51m (max) (13'1" (max) x 11'6" (max))

Having double glazed window to rear, double built in wardrobe and a range of fitted wardrobes.

### BEDROOM TWO 3.45m x 3.26m (11'3" x 10'8")

Having double glazed window to front, a range of fitted wardrobes and double built in wardrobe.

### SHOWER ROOM

Having shower cubicle with electric shower, wash hand basin, WC and double glazed window to rear.

### EXTERNALLY

To the front of the property, the garden is bound by wall with driveway leading to INTEGRAL GARAGE (5.2m x 2.79m) having up and over door, power and light and Ferroli gas boiler supplying domestic hot water. The front

garden is low maintenance with shrubs and paving and a pathway leads to the side of the property to the rear garden, which is low maintenance and is of a good size and enclosed to the rear by low boundary walling with shrubs, greenhouse and garden shed.

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.

### AGENTS NOTES

Tenure: Freehold

All mains services are believed to be connected.

Gas warm air central heating

Council Tax Band: D

### 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

