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9 St Georges Close, Dursley,
GL11 5PH

Asking Price
£415,000



DETACHED HOUSE IN EXTREMELY POPULAR CUL-DE-SAC LOCATION, ENTRANCE LOBBY, ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, CONSERVATORY, KITCHEN, THREE FIRST FLOOR BEDROOMS, FAMILY SHOWER ROOM/SECOND WC, GAS CENTRAL HEATING, DOUBLE GLAZING, GARAGE, CARPORT, OFF ROAD PARKING, ATTRACTIVELY LAID OUT REAR GARDENS APPROX 120 FEET IN LENGTH, SOLAR PANELS, MUST BE SEEN. ENERGY RATING: C

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SITUATION

This three bedroom detached property is located in the extremely popular St Georges Close area of Upper Cam. The property is situated midway between Cam and Dursley centres and close to open countryside and a range of walks, including: The Cotswold Way, Cam Peak and Cam Long Down. Cam village has a Tesco supermarket along with a range of local retailers and a choice of three Primary Schools. There is also a 'Park and Ride' railway station in Box Road, Cam. Within walking distance of the property is Rednock Comprehensive School along with The Vale Hospital. Dursley town has a wider range of shopping facilities including: Sainsbury's supermarket, library, sports hall and swimming pool. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre, proceed out of town in a north westerly direction on the A4135, taking the second turning on the right just passed the Fire Station, proceed down the incline passing the turning for The Vale Hospital on the right and continue, as the road bears round to the right into Church Road proceed for approximately 300 metres turning left into St Georges Close, proceed 130 metres and the property will be located on the left hand side towards the head of the cul-de-sac.

DESCRIPTION

This three bedroom detached property is located in this very popular cul-de-sac and stands in large gardens with the rear garden being approximately 120ft in length. The previous owners purchased extra garden which is a particular feature of the property. The property is accessed with two block paver driveways and low maintenance slated area of garden. There is a car port to the left and a garage to the right of the property. The current owner also had the addition of the entrance lobby having cloakroom, constructed to the front and this leads to entrance hall, on to living room opening to dining room and patio doors to conservatory. In addition, there is a fitted kitchen which includes built-in appliances - oven, hob, cooker hood and fridge freezer. On the first floor are three bedrooms - two doubles and a single along with shower room. The property benefits from gas fired radiator central heating and double glazing and also benefits from solar panels to both front and rear elevations, which are owned by the property. 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).

ON THE GROUND FLOOR

ENTRANCE LOBBY

Having double glazed front door, double glazed window to side, wood flooring, leading to:

ENTRANCE HALL

Having stairs to first floor, matching wood flooring, radiator.

CLOAKROOM

Having vanity wash hand basin, WC with concealed cistern, double glazed window, ladder towel rail.

LIVING ROOM 4.30m x 3.97m (14'1" x 13'0")

Having double glazed window to front, radiator, fireplace with fitted gas fire and back boiler supplying radiator central heating and domestic hot water, opening to:

DINING ROOM 3.04m x 2.75m (9'11" x 9'0")

Having double radiator, patio door to:

CONSERVATORY 2.90m x 2.43m (9'6" x 7'11")

Having double radiator, underfloor electric heating, ceramic tiled floor, double glazed surround, French doors to rear, double glazed door to side.

KITCHEN 2.96m x 3.07m (9'8" x 10'0")

Having a range of wood effect wall, tall and base units with laminated round edge work surfaces over incorporating inset stainless steel single drainer sink unit, inset ceramic hob, cooker hood over, built-in oven, built-in fridge freezer, plumbing for washing machine and dishwasher, double glazed window to rear, ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

Giving access to:

BEDROOM ONE 3.42m x 3.40m (11'2" x 11'1")

Having double glazed window to front, range of fitted 'Hammonds' wardrobes, dressing table, top boxes and radiator.

BEDROOM TWO 3.51m x 2.76m (11'6" x 9'0")

Having built-in cupboard with hot water storage tank, range of wardrobes, drawer unit and top boxes, radiator, double glazed window to rear.

BEDROOM THREE 2.77m max x 2.48m (9'1" max x 8'1")

Having double glazed window to front, radiator.

SHOWER ROOM

Having double glazed window to rear, vanity wash hand basin with cupboards under, WC with concealed cistern, large walk-in shower cubicle with mixer shower, ladder towel rail

EXTERNALLY

To the front of the property the garden is bound by hedging, two block paver driveways and parking for a number of cars. One driveway leads to CAR PORT with power and outside tap and the other to GARAGE 4.76m x 2.04m having up-and-over door, power and light. The front garden has low maintenance slate area with circular patio and shrubs. A gateway leads to the side of the property with small covered barbecue area, patio with awning and seating area. GARDEN SHED, lean-to GREENHOUSE, two way outside tap with hose. The rear garden is approximately 120ft in length and has tall beech hedging to one side and hedging to other and is extensively laid to lawn with pathway, ornamental arch with step leads to the addition section of garden, which has soft fruit, raised vegetable planting area and is largely laid to lawn.

AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected. Gas fired radiator central heating.
Council Tax Band: D
Restrictions/covenants: There is a restrictive covenant on the extra section of garden restricting building.
Broadband: Fibre to the Premises.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

By appointment with the owner's sole agents as over.

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.

