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14 Upper Poole Road, Dursley,
GL11 4JY

Asking Price
£280,000



VERSATILE THREE-BEDROOM HOME WITH GARAGE, PARKING AND GARDEN IN THE ELEVATED POSITION OF UPPER POOLE ROAD, THIS SPACIOUS THREE-BEDROOM TOWNHOUSE IS JUST A SHORT WALK FROM DURSLEY TOWN CENTRE AND LOVELY COUNTRYSIDE WALKS ON STINCHCOMBE HILL. SPREAD OVER THREE FLOORS, THE PROPERTY OFFERS A LARGE KITCHEN/DINER, BRIGHT LOUNGE, UTILITY ROOM, CLOAKROOM, AND A MODERN FAMILY BATHROOM. OUTSIDE, THERE IS PARKING FOR THREE CARS, AN INTEGRAL GARAGE, AND A PRIVATE REAR GARDEN WITH PATIO, LAWN, AND A SUMMER HOUSE, GREAT FOR ENTERTAINING. EPC: D

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14 Upper Poole Road, Dursley, GL11 4JY

SITUATION

This property occupies an elevated position in Upper Poole Road, which is within walking distance of Dursley town centre and its amenities. Dursley has a range of local shops along with swimming pool, sports hall, library and Sainsbury's supermarket. There is a choice of four primary schools in Cam and Dursley and comprehensive schooling at Rednock School. The property is situated on the lower slopes of Stinchcombe Hill and there are numerous country walks throughout the adjoining woodland. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. 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 out of town through Silver Street on the A4135 and at the end of the rank of shops turn right into Henlow Drive, continue up the incline to the mini-roundabout turning right and the property will be located on the left hand side.

DESCRIPTION

This bright and spacious property has been in the same ownership for approximately four years and has been modernised throughout to a turn key standard. The accommodation is arranged over three floors having cloakroom, utility and garage on the ground floor, new kitchen and open plan lounge/diner on the 1st floor, and three bedrooms with family bathroom on the 2nd floor. Externally there is a good size rear garden with summer house and patio with gated side access to front drive.

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 HALL

Part glazed front door and side light, radiator, stairs to first floor, under stairs storage. Personnel door to GARAGE (7.24m x 2.41m) with electric roller door, light and power.

CLOAKROOM

Low level WC and pedestal wash hand basin, double glazed window, radiator.

UTILITY ROOM 2.88m x 3.19m (9'5" x 10'5")

Wall and base units, extractor fan, space for washing machine and tumble dryer, tiled floor.

ON THE FIRST FLOOR

LANDING

Stairs to second floor.

KITCHEN 5.39m x 7.03m (17'8" x 23'0")

Range of wall and base units with integrated fridge and freezer, integrated oven and grill, integrated induction hob with extractor over, integrated dishwasher, one and a half bowl sink unit, Ideal boiler (installed approximately four years ago), tiled splashbacks, bin store, two double glazed windows with views, internal window to:

LOUNGE/DINER 5.41m reducing to 2.42m x 5.16m reducing to 3.25m (17'8" reducing to 7'11" x 16'11" reducing to 10'7")

Double glazed window, double glazed patio doors, two radiators.

ON THE SECOND FLOOR

LANDING

BEDROOM ONE 3.98m x 2.43m (13'0" x 7'11")

Double glazed window, built-in wardrobes, radiator.

BEDROOM TWO 3.03m x 2.87m (9'11" x 9'4")

Double glazed window, radiator.

BEDROOM THREE 2.78m x 2.44m (9'1" x 8'0")

Double glazed window with views, radiator.

BATHROOM

Suite comprising P-shaped bath with dual shower over, vanity unit with integrated low level WC and wash hand basin, part tiled, heated towel radiator, extractor fan, double glazed window.



EXTERNALLY

To the front of the property there is a tarmacadam driveway allowing for three cars. A pathway leads to the garage, front door and a gate gives access at the side of the property which leads to the rear of the property where a concrete area can be found leading on to further patio area with gravelled border, ideal for entertaining, a low level wall and pathway provides access to laid to lawn area and BBQ. There is a good size Summer House also included.

AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connect.

Council Tax Band: C

There is a gated right of way for the neighboring property, which is by permission only.

Broadband: Fibre to the Cabinet.

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.

