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79 Garden Suburb, Dursley,
GL11 4EN

Price Guide
£245,000



A FANTASTIC OPPORTUNITY TO MODERNISE THIS CHARACTERFUL TWO-BEDROOM HOME, WHICH HAS BEEN IN THE SAME OWNERSHIP FOR MANY YEARS. THE PROPERTY FEATURES A KITCHEN, LOUNGE, AND SEPARATE DINING ROOM ON THE GROUND FLOOR, WITH TWO GOOD-SIZED BEDROOMS AND A FAMILY BATHROOM UPSTAIRS. OUTSIDE, THERE'S A LOVELY GARDEN OFFERING GREAT POTENTIAL. IDEAL FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SCOPE AND POSSIBILITIES THIS HOME HAS TO OFFER. EPC: E

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SITUATION

This deceptively spacious character house is situated in the leafy Garden Suburb area of Dursley, which is a cul de sac of older style town houses within walking distance of the town centre. Dursley town has a comprehensive range of facilities including Sainsbury's supermarket, a range of local traders and, in addition, there is a choice of three primary schools along with Rednock Comprehensive School. 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 in Box Road with regular services to Gloucester, Bristol and Cheltenham and onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction along the A4135 (Kingshill Road). Take the second turning on the left into Garden Suburb and proceed up the incline. The property is found in the top right corner of Garden Suburb.

DESCRIPTION

This characterful property, having been in the same ownership for many years, offers a fantastic opportunity for a new owner to modernise and create a home tailored to their own taste and style. The ground floor comprises a kitchen, a spacious lounge, and a separate dining room, providing a flexible living arrangement. Outside, a well-sized garden offers a pleasant outdoor space with plenty of potential. Upstairs, the property features two generously proportioned bedrooms along with a family bathroom. While the home would benefit from overall modernisation, it presents an excellent canvas for improvement and personalisation. Early viewing is highly recommended to fully appreciate the potential this charming home has to offer.

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

The property is accessed via uPVC front door.

DINING ROOM 3.88m x 2.86m (12'8" x 9'4")

Having double glazed window, fireplace which has been boarded over, radiator and stairs to first floor.

LOUNGE 4.76m x 3.41m (15'7" x 11'2")

Having double glazed window, fireplace housing gas fire and radiator.

KITCHEN 4.03m x 3.02m (13'2" x 9'10")

Range of wooden base and wall units, single drainer sink unit with mixer tap, space for washing machine and fridge freezer, space for electric cooker with extractor hood over, two double glazed windows and part glazed door to garden.

ON THE FIRST FLOOR

LANDING

Double glazed window and access to loft space.

BEDROOM ONE 4.24m narrowing to 2.75m x 3.41m (13'10" narrowing to 9'0" x 11'2")

Built in wardrobes, radiator and double glazed window.

BEDROOM TWO 3.84m x 2.89m (12'7" x 9'5")

Having double glazed window and radiator.

BATHROOM

Vanity storage unit with wash hand basin and WC, tiled shower cubicle with mains shower, part tiled walls and double glazed window.

EXTERNALLY

At the front of the property there are attractive stone planters and steps to front door. A gate to the side of the property leads to the rear garden with small patio area with outside tap and steps leading up to the main part of the garden which is mostly laid to lawn. There is a variety of shrubs and flowers with a raised sleeper bed, garden shed and gated access at the rear.



AGENT NOTES

Tenure: Unregistered title, subject to first registration at Land Registry.
Services: All mains services are understood to be connected.
Council Tax Band: 'C'
Broadband: Fibre to the Premises / Fibre to the Cabinet / 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.

