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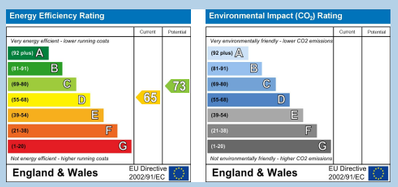
Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

9 Cambridge Avenue, Dursley, GL11 4AU

Price Guide

£295,000

IMPROVED AND EXTENDED SEMI-DETACHED HOUSE ON OUTSKIRTS OF TOWN. ENTRANCE HALL, LIVING ROOM, SPACIOUS EXTENDED KITCHEN/FAMILY ROOM/DINING ROOM, STUDY, UTILITY SPACE, GROUND FLOOR BATHROOM, THREE FIRST FLOOR BEDROOMS, PARKING FOR THREE/FOUR CARS, GARDENS, GARAGE, GAS CENTRAL HEATING, DOUBLE GLAZING. ENERGY RATING D

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9 Cambridge Avenue, Dursley, GL11 4AU

SITUATION

This semi-detached house is situated on the outskirts of Dursley in Cambridge Avenue which is within a few minutes walk of a Co-Operative mini market and a short walk of Highfields primary school. Dursley town centre is within one mile and offers a wider range of shopping facilities along with comprehensive schooling. The town has a number of recreational facilities including: swimming pool, gym, library and sports hall. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed south west out of town on the A4135 to the mini roundabout taking the second exit and continue for approximately 900 metres taking the third turning on the left into Cambridge Avenue, the road bears round to the left and Number 8 can be found after approximately 100 metres on the left hand side.

DESCRIPTION

This extended semi-detached house was constructed nearly 80 years ago and the current owner extended the property to the rear approximately 15 years ago to provide an impressive kitchen/dining/family room with part vaulted ceiling. In addition there is a good size living room with attractive cut stone fireplace, study, utility area and ground floor bathroom. On the first floor are three bedrooms and the property benefits from gas fired radiator central heating and extensive sealed unit double glazing. There is access to the front via a tarmacadam driveway with parking space for three/four cars leading the garage. The rear garden is low maintenance and paved with gravel area and the property must be seen to be fully appreciated.

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

Upvc front door, stairs to first floor.

LIVING ROOM 5.17m x 3.11m (16'11" x 10'2")

Having double glazed window to front, two radiators, attractive stone fireplace, radiator and opening to:

KITCHEN/DINING ROOM 6.68m x 3.88m widening to 4.30m (21'10" x 12'8" widening to 14'1")

Having a range of shaker style wood fronted wall and base units, island, stainless steel single drainer sink unit,, plumbing for dishwasher, five burner gas hob, cooker hood over, double oven,attractive part vaulted ceiling,tiled flooring, roof light double glazed window to rear and french doors leading to the garden.

INNER HALLWAY/UTILITY SPACE

Having plumbing for washing machine, work surface, built-in cupboard with gas combination boiler supplying radiator central heating and domestic hot water.

STUDY 3.48m x 2.49m (11'5" x 8'2")

Having double glazed window to side and front.

BATHROOM

Having panelled bath with electric shower over, low level WC, wash hand basin, double glazed window.

ON THE FIRST FLOOR

LANDING

Having double glazed window, radiator.

BEDROOM ONE 4.59m x 2.53m (15'0" x 8'3")

Having two double glazed window, over stairs storage cupboard, radiator.

BEDROOM TWO 2.93m widening to 3.11m x 2.80m (9'7" widening to 10'2" x 9'2")

Having built-in wardrobe, double glazed window, radiator

BEDROOM THREE 2.14m x 2.09m (7'0" x 6'10")

Having double glazed window, radiator.

EXTERNALLY

To the front of the property there is a tarmacadam parking space for three/four cars leading to GARAGE (4.98m x 2.50m) having up-and-over door. A pedestrian gate gives access to the rear garden, which has terrace with patio, low level low maintenance gravelled area and enclosed by fencing, with further seating area.

AGENT NOTES

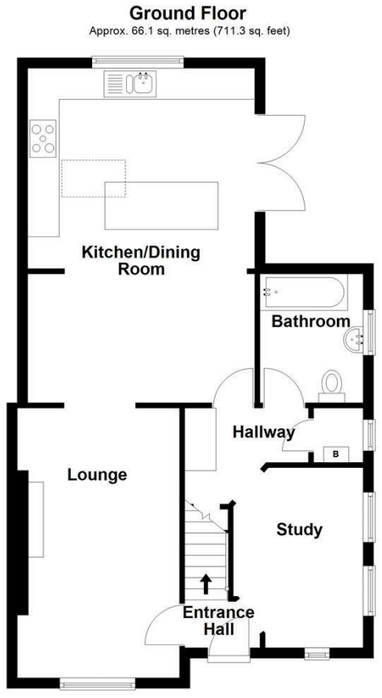
Tenure: Freehold
Services: All mains services are connected. Gas fired radiator central heating.
Council Tax Band: B
Broadband: Asymmetric Digital Subscriber Line
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
Extension - a building regulations indemnity policy will be provided for the rear extension.

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.



Total area: approx. 98.6 sq. metres (1061.6 sq. feet)
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