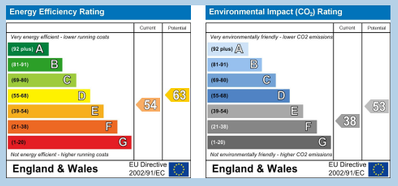
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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9 The Close, Coaley, Dursley, GL11 5EP

Price Guide

£365,000



WELL PROPORTIONED THREE BEDROOM DETACHED HOME IN QUIET CUL DE SAC, SOUGHT AFTER VILLAGE LOCATION, NO ONWARD CHAIN, AMPLE DRIVEWAY PARKING PLUS GARAGE, GARDENS TO FRONT SIDE AND REAR, OPEN ENTRANCE PORCH, ENTRANCE HALLWAY, DOWNSTAIRS SHOWER ROOM/2ND WC, LIVING/DINING ROOM, KITCHEN, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, OIL CENTRAL HEATING. ENERGY RATING: E.

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The Property Ombudsman
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SITUATION

The Close is situated in the centre of the popular village of Coaley, the village has a community shop, village hall, church, primary school and recently refurbished popular public house. Within a few minutes drive can be found the village of Cam which has a Tesco supermarket along with a local range of retailers and 'Park and Ride' railway station. The town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket and secondary schooling. Coaley is well located for access to the A38 and the M5/M4 motorway network bringing the larger centres of Gloucester, Bristol and Cheltenham within easy commuting distance. The village is surrounded by open countryside and it is at the base of the Cotswolds escarpment which provides a range of country walks and bridleways.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135 proceeding for two miles into the village of Cam, at the roundabout with Tesco opposite; take the first exit into Cam High Street and continue on the A4135 for approximately three quarters of a mile turning right signposted 'Park and Ride' railway station into Box Road, follow this road for approximately two miles into the village of Coaley passing the church on the left hand side and continue for approximately eighty metres turning right into The Close. Take the first turning left opposite the green, take a further left and the property will be located straight ahead at the end of the cul-de-sac.

DESCRIPTION

This property has been in the same ownership for a number of years and has been most recently rented and now offered to the market with vacant possession and no onward chain. In need of general modernisation, the property occupies a particularly sought after position at the end of this popular cul-de-sac and benefits from being set back from the road with ample space. To the front of the property there is a large driveway providing ample parking leading to garage. There are gardens to the front, side and rear. Internally, the property briefly comprises; open entrance porch, entrance hallway, living/dining room, kitchen and downstairs shower room. On the first floor, there are three bedrooms plus bathroom. The property has extensive double glazing and oil central heating.

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).

OPEN ENTRANCE PORCH

ENTRANCE HALLWAY

Single glazed wooden front door, stairs to first floor, under stair storage cupboard, radiator.

LIVING ROOM 4.16m x 3.45m (13'7" x 11'3")

Double glazed windows to side and front, radiator, leading to:

DINING ROOM 3.23m x 2.71m (10'7" x 8'10")

Double glazed sliding door to garden, radiator.

KITCHEN 4.26m x 2.70m (13'11" x 8'10")

Fitted kitchen with base and wall units, laminated work surfaces over, stainless steel sink and drainer, integrated dishwasher, space and plumbing for washing machine, electric cooker point with extractor over, space for tall standing fridge freezer, double glazed window to side and double glazed door to rear.

SHOWER ROOM

Walk-in shower with mixer, wall mounted wash hand basin, low level WC, double glazed window to rear, radiator.

ON THE FIRST FLOOR

LANDING

Two storage cupboards, radiator, double glazed window to side, access to loft space.

BEDROOM ONE 4.18m x 2.93m (13'8" x 9'7")

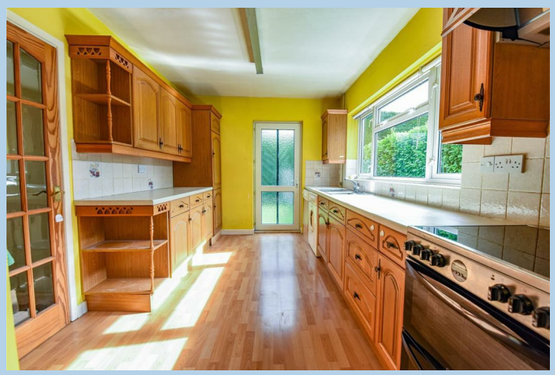
Double glazed window to side and front, radiator, built in wardrobe.

BEDROOM TWO 4.28m x 2.73m (14'0" x 8'11")

Double glazed window to side, radiator.

BEDROOM THREE 3.25m x 2.70m (10'7" x 8'10")

double glazed window to side, radiator, built in wardrobe.





BATHROOM

Bath, vanity wash hand basin, low level WC, double glazed window to rear, radiator.

EXTERNALLY

To the rear of the property there is a laid to lawn garden, concrete pathway leading to GARAGE. There is a further side garden with gate leading to front which has large tarmac driveway providing ample parking plus further lawned garden.

AGENT NOTES

Tenure: Freehold.
Services: Mains water, drainage and electricity are understood to be connected.
Oil central heating (we understand gas to be available in the road).

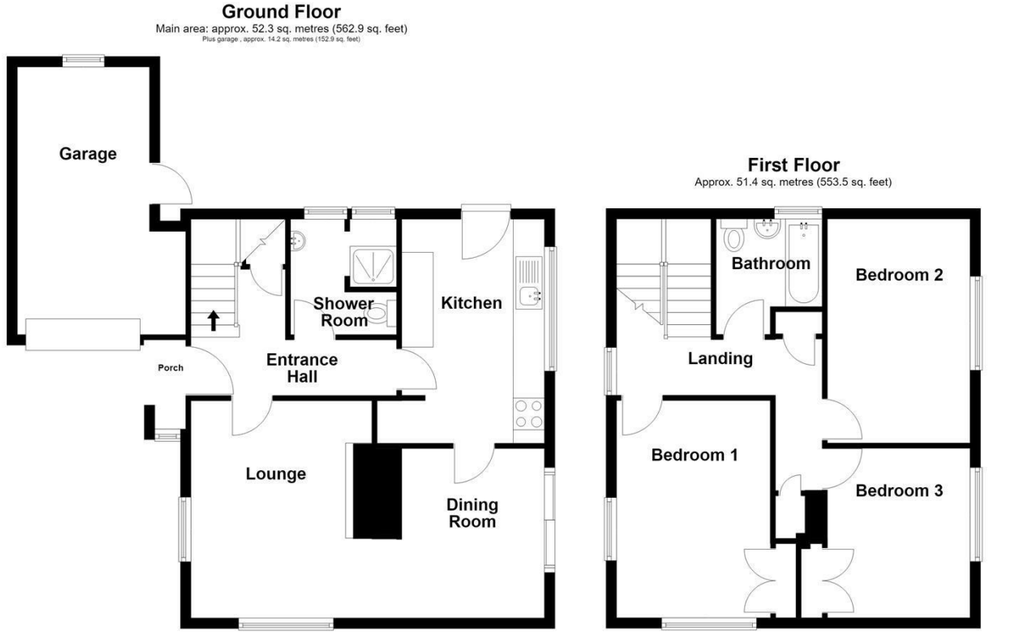
Council Tax Band: D.
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



Main area: Approx. 103.7 sq. metres (1116.4 sq. feet)
Plus garage , approx. 14.2 sq. metres (152.9 sq. feet)
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