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40 Rosebery Road, Dursley,  
GL11 4PU

Asking Price  
**£310,000**



MUCH IMPROVED THREE-BEDROOM SEMI-DETACHED HOUSE, ENTRANCE HALL, LIVING ROOM, MODERN KITCHEN/DINING ROOM, THREE BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, PARKING FOR A NUMBER OF CARS, GOOD SIZED NEWLY CONSTRUCTED GARAGE, GARDEN TO SIDE AND REAR, CONVENIENT LOCATION FOR TOWN AMENITIES, MUST BE SEEN, ENERGY RATING D

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# 40 Rosebery Road, Dursley, GL11 4PU

## SITUATION

This three bedroom semi-detached house is situated in this popular location of Rosebery Road. The property is within a short walk of local Co-operative store and primary schooling is also within a few minutes walk. Dursley town centre is approximately half a mile distance and offers a wider range of facilities including Sainsbury's supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive school. Dursley is well placed for travel throughout the south west via the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

## DIRECTIONS

If travelling from Dursley town centre proceed south east out of town on the A4135 to the mini-roundabout taking the first exit signposted Stroud and Uley on the B4066 and continue taking the first turning on the right into Rosebery Road. proceed for approximately 400 metres and the property will be found just after Gwilym Close on the right-hand side.

## DESCRIPTION

This three bedroom semi-detached house was constructed in the late 1950's in this convenient location close to a local shop and just over half a mile from the town centre. The property has been updated by the current owners including the refitting of the kitchen/diner and bathroom, the addition of a garage and the updating of the central heating and wiring. The property has recently been redecorated and carpeted and 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

Double glazed front door, radiator,

## LOUNGE 4.32m x 3.48m (14'2" x 11'5")

Double glazed window to front, radiator, chimney flue.

## KITCHEN/DINING ROOM 6.24m x 3.00m (20'5" x 9'10")

Double glazed French doors to rear, double glazed window to rear, range of wall and base units, built-in oven, gas hob with cooker hood over, plumbing for washing machine, gas combination boiler supplying domestic hot water and central heating.

## ON THE FIRST FLOOR

## LANDING

Linen cupboard, access to loft space.

## BEDROOM ONE 3.44m x 3.10m plus alcove (11'3" x 10'2" plus alcove)

Double glazed window to front, radiator.

## BEDROOM TWO 3.54m x 2.71m (11'7" x 8'10")

Double glazed window to rear, radiator, built-in wardrobe and linen cupboard.

## BEDROOM THREE 2.72m x 2.26m max (8'11" x 7'4" max)

Double glazed window to front, radiator.

## BATHROOM

Suite comprising L-shaped bath with mixer shower, vanity wash hand basin, WC with concealed cistern, stainless steel ladder towel rail.

## EXTERNALLY

To the front of the property there is a tarmacadam driveway with additional gravel hard standing area providing combined parking for four/five cars leading to the GARAGE 5.79 x 2.36m (min) with up-and-over door,



personal door to rear, power and light. There is a lawned area with, low level walling to front/side. To the rear the garden is enclosed by wall and fencing with lawn and, decked seating area.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected. There is a water meter.

Council Tax Band: B

Broadband: This information is not available.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

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

