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3 Weavers Close, Dursley,
GL11 4LR

Asking Price
£198,000



ONE BEDROOM END TERRACED HOME WITH NO ONWARD CHAIN, NEWLY INSTALLED DOUBLE GLAZING THROUGHOUT AND GAS CENTRAL HEATING, ELEVATED POSITION WITH SUPERB VIEWS OF HILLS AND COUNTRYSIDE, SOUGHT AFTER TUCKED AWAY POSITION AT END OF CUL-DE-SAC WITHIN WALKING DISTANCE TO TOWN CENTRE, DRIVEWAY PARKING, ENTRANCE PORCH, LIVING ROOM, KITCHEN/DINING ROOM, SPACIOUS DOUBLE BEDROOM, BATHROOM, ENCLOSED REAR GARDEN WITH VIEWS.
ENERGY RATING: C.

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SITUATION

This property is situated in an elevated position, with stunning views and overlooking the town of Dursley. The town has a good range of facilities including local retailers along with Sainsburys supermarket, pub, restaurants and leisure facilities including 18 hole golf course and swimming pool. Cam and Dursley have a choice of four primary schools along with Rednock comprehensive school. The town is well place for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the nearby 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 north east out of town on the A4135 passing the Town Hall on the right hand side and continue through Silver Street and taking the first turning on the right after the rank of shops into Henlow Drive. Continue up the incline bearing right and then left into Union Street. Continue turning left into Weavers Close and proceed for approximately 100 metres, turn left before the incline and the property can be found in the tucked away location on the left hand side.

DESCRIPTION

Constructed by Persimmon Homes approximately 35 years ago, this one bedroom end-terraced home benefits from a prime position with stunning views across the escarpment and withi walking distance to Dursley Town. The property has been in the same ownership for nearly 20 years and is now offered to the market with NO ONWARD CHAIN. The property benefits from newly fitted double glazing throughout and gas central heating. The property briefly comprises; entrance porch, living room, kitchen/diner. On the first floor there is one double bedroom and bathroom. Externally, there is an enclosed rear garden with side access leading to a small front patio and tarmac driveway.

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 PORCH

Double glazed front door and window, further door to:

LIVING ROOM 3.95m (max) x 3.16m (max) (12'11" (max) x 10'4" (max))

Having double glazed window to front, stairs to first floor with understair alcove , radiator, thermostat, door to:

KITCHEN/DINING ROOM 3.97m x 2.17m (13'0" x 7'1")

Fitted kitchen with wall and base units with ample roll top laminated work surfaces over, stainless steel sink and drainer, space for fridge and cooker and plumbing for washing machine, modern Vaillant gas boiler and double glazed window over looking rear garden, there is additional space for dining and double glazed door for easy access to the rear garden.

ON THE FIRST FLOOR

LANDING

Double glazed window to rear, useful storage cupboard and access to the loft space.

BEDROOM 3.95m narrowing to 3.00m x 3.26m (12'11" narrowing to 9'10" x 10'8")

Spacious room with dressing alcove, radiator and useful over stair storage cupboard, a double glazed wndow to the front offers exceptional views across the escarpment.

BATHROOM

Suite comprising bath with mixer shower over and shower screen, low level WC, wash hand basin with pedestal, double glazed window to rear, ladder radiator.

EXTERNALLY

The front garden is easily accesed via the driveway and has steps down to an attractive courtyard front garden neatly tucked away with views across the escapment, a side gate and pathway lead to the rear garden with top patio area an attractive gravel pathway weaving through this splendid and purpose built wild life garden, and leading on to a gravelled sitting area with an array of wild flowers and ornamental pond showing nature at its best. This private sanctuary is edged by walling and fence and is fully enclosed.



AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating. There is a water meter.
Council Tax Band: A.
No boats, caravans, motorhomes or large commercial vehicles are able to be stored on the driveway.
Broadband: The owner is unaware of the broadband arrangement - please enquire with your service provider. We are aware of fibre being available to neighbouring properties.
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.

