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37 Tilnor Crescent, Dursley,
GL11 5RZ

Price Guide
£320,000



A WELL-PRESENTED THREE-BEDROOM HOME IN THE POPULAR NORMAN HILL AREA OF CAM, OFFERING SPACIOUS ACCOMMODATION AND A GENEROUS PLOT. THE PROPERTY HAS BEEN WELL MAINTAINED AND BENEFITS FROM A REFITTED KITCHEN, MODERN BATHROOM, FULL RE-WIRE, AND TASTEFUL DÉCOR THROUGHOUT. FEATURES INCLUDE A LARGE LOUNGE/DINER, TWO DOUBLE BEDROOMS, A VERSATILE THIRD BEDROOM/DINING ROOM, ENCLOSED REAR GARDEN WITH DECKING, GARAGE WITH POWER AND WATER, AND A LONG DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING.

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37 Tilnor Crescent, Dursley, GL11 5RZ

SITUATION

37 Tilnor Crescent occupies a lovely position and is in the outer crescent off Nordown Road in the popular Norman Hill area. A range of facilities are available in the nearby centres of Cam and Dursley including supermarkets, numerous independent retailers, doctors and dentist surgeries along with the Vale Community Hospital, swimming pool and library. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. Cam and Dursley have a choice of four primary schools and Rednock Comprehensive School is within approximately one mile.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, continue over the first and second mini-roundabouts, after the second roundabout take the first turning on the right into Woodview Road. Continue for approximately 150 metres taking the left hand turn onto Nordown Road and take the next turning on the left onto Tilnor Crescent and proceed approximately 100 metres and the property will be located on the right hand side.

DESCRIPTION

This well presented property was extensively updated by the previous owner and has been well maintained since, remaining in excellent condition throughout. Improvements included a refitted kitchen, updated bathroom, full re-wire, stripped original floorboards, and complete redecoration. The accommodation briefly comprises: entrance hallway, spacious open plan living/dining room, kitchen, third bedroom/dining room, and bathroom. Upstairs, there are two generously sized double bedrooms. Outside, the property benefits from an enclosed rear garden with wooden decking, side access to a garage, and a long driveway offering parking for multiple vehicles.

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).

RECESSED ENTRANCE PORCH

ENTRANCE HALL

Radiator, stairs to first floor.

LOUNGE/DINER 6.00m (narrowing to 3.01m) x 4.93m (max) (19'8" (narrowing to 9'10") x 16'2" (max))

Two large double glazed windows to front, two radiators, brick feature fireplace.

KITCHEN 3.46m (narrowing to 2.58m x 2.63m (11'4" (narrowing to 8'5" x 8'7"))

Fitted kitchen with base and wall units, wooden work surface over, electric oven, gas hob, extractor over, space for tall standing fridge freezer, one and half bowl ceramic sink and drainer, radiator, double glazed door and window to garden, inset ceiling spotlights.

BATHROOM

Bath with shower off tap, combination vanity wash hand basin and WC, double glazed window to side, heated towel rail.

BEDROOM THREE/DINING ROOM 3.74m x 3.22m (12'3" x 10'6")

Double glazed window to rear, radiator, under stair storage cupboard with light, range of fitted cupboards and shelving.

ON THE FIRST FLOOR

LANDING

Storage cupboard plus further airing cupboard with gas boiler.

BEDROOM ONE 3.69m 3.07m (12'1" 10'0")

Double glazed window to front with views of hills and countryside, radiator.

BEDROOM TWO 4.37m x 2.81m (14'4" x 9'2")

Double glazed window to side, radiator, built in wardrobe area.

EXTERNALLY

To the rear of the property there is a good sized wooden decked area with steps leading to further seating area and greenhouse. The garden is laid to lawn and benefits from shrubs, trees, raised bed and is fully enclosed by wood panel fencing and hedging. There is a side gate leading to front and further side door leading to GARAGE (5.03m x 2.38m) which has light and power, work bench, cold water feed, front up and over door leading to long driveway providing parking for 3/4 cars and also bin store. There is a further laid to lawn front garden leading to road.

AGENT NOTES

Tenure: Freehold
Services: All mains services
Council Tax Band: 'C'
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.

