



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

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36 Shearing Close, Dursley,  
GL11 5DB

Guide Price  
£265,000



NO ONWARD CHAIN. SUPERB CUL-DE-SAC LOCATION ON POPULAR DEVELOPMENT, IDEAL INVESTMENT PROPERTY, END TERRACE TWO DOUBLE BED RESIDENCE, WELL PRESENTED THROUGHOUT, ENTRANCE HALLWAY, CLOAKROOM, LOUNGE, KITCHEN/DINER, TWO DOUBLE BEDROOMS, BATHROOM, TWO PARKING SPACES, ENCLOSED REAR GARDEN, GAS CENTRAL HEATING, SOLAR PANELS, ENERGY RATING: A

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# 36 Shearing Close, Dursley, GL11 5DB

## SITUATION

36 Shearing Close is situated on this extremely popular development in an elevated position. Shearing Close is placed midway between Cam and Dursley centres. Cam having a growing range of facilities including Tesco supermarket and a range of local traders along with Post Office, doctors and dentists. The village also has a choice of three primary schools. Dursley town, which is approximately one mile distant offers a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling. The Littlecombe development is in the course of construction and the River Ewelme runs through the centre of the development, which will be the focal point with walkways and bridges along with play areas.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135. On approaching the Kingshill rank of shops, just after the Fire Station, turn right into Kingshill Lane and proceed down the incline taking the first turning on the right, continue passing The Vale Community Hospital on the right hand side and continue for approximately 200 metres turning left into Budding Way and continue taking the second turning on the left into Shearing Close and bearing right into this attractive block paved cul-de-sac and number 36 is straight ahead of you to the right.

## 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 HALLWAY

Laminate flooring and radiator.

## CLOAKROOM

With low level WC, wash hand basin, radiator, laminate flooring and extractor.

## LOUNGE 4.43 x 3.30 (14'6" x 10'10")

A light and airy room with double glazed window to front, radiator, stairs to first floor and under stairs cupboard.

## KITCHEN/DINER 4.59 x 2.64 (15'1" x 8'8")

KITCHEN AREA - Fitted with a range of cream wall and floor units with work surfaces over, plumbing for washing machine, integrated dishwasher, under unit lighting, integrated electric fan assisted double oven with gas hob and extractor hood over, tall fridge/freezer and Ideal gas boiler providing central heating and hot water.

## DINING AREA

With double glazed doors opening out into the enclosed rear garden and radiator.

## ON THE FIRST FLOOR

## LANDING

With access to insulated loft space.

## BEDROOM ONE 4.60 x 2.66 (15'1" x 8'9")

With double glazed window to rear and radiator.

## BEDROOM TWO 4.60 x 2.44 (15'1" x 8'0")

With two double glazed windows to front and radiator.

## BATHROOM

Fitted with white suite comprising wash hand basin, low level WC, panelled bath with shower tap fitting, double glazed window, cushion wood effect vinyl flooring, extractor fan and ladder towel rail.

## EXTERNALLY

To the front of the property there are two allocated parking spaces directly in front of the property. The rear garden is laid to lawn with trees and shrubs and a patio area. There is a small shed and outside tap. The garden is well fenced and has a gate giving rear access.

## AGENTS NOTES

All mains services are connected

Gas central heating  
Tenure: Freehold  
Council Tax Band: 'B'  
Maintenance Fee for the development of approximately £160.00 per annum  
No boats or caravans to be parked in front of property.  
Solar panels on rear roof (feed in tariff payments £400.00/year income)  
Broadband: Fibre to the Cabinet  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

