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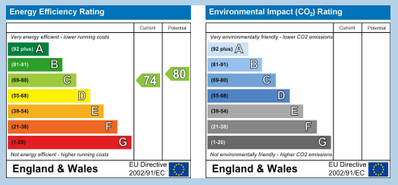
Bennett Jones PARTNERSHIP



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38a Rosebery Road, Dursley, GL11 4PU

Asking Price
£255,000

SPACIOUS AND MODERN THREE BEDROOM END TERRACE HOUSE, CLOSE TO AMENITIES. COMPRISING: ENTRANCE HALLWAY, LOUNGE-DINER, KITCHEN/DINING ROOM, CLOAKROOM/WC, THREE GOOD SIZE FIRST FLOOR BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED REAR GARDENS, OFF STREET PARKING, MUST BE SEEN. ENERGY RATING: C

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The Property Ombudsman
APPROVED CODE
propertymark

38a Rosebery Road, Dursley, GL11 4PU

SITUATION

This three bedroom house is situated in the 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. procced for approximately 400 metres and the property will be found on the corner of Gwilym Close on the right hand side.

DESCRIPTION

This modern three bedroom end terrace house was constructed approximately fifteen years ago and has been in the ownership of the builder since new. The property is part of a small development of seven properties with rear vehicular access leading to the parking space.. The property comprises, entrance hallway leading into the living room, rear hallway with cloakroom/WC kitchen/dining room with built in oven, hob and French doors overlooking the rear garden. On the first floor, there are two double bedrooms along with single bedroom and family bathroom. The property benefits from gas fired radiator central heating and sealed unit double glazing. There is side and rear pedestrian access leading to the garden, which is laid to lawn.

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 HALL

Having part glazed front door, double glazed window to side and opening to:

LIVING ROOM 5.05m x 2.91m (16'6" x 9'6")

Having a reconstituted stone fireplace with gas fire, radiator and double glazed window to front.

INNER HALLWAY

Double glazed door to rear and stairs to first floor.

CLOAKROOM

Having WC, wash hand basin, ceramic tiled floor and radiator.

KITCHEN/DINING ROOM 4.93m x 3.0m narrowing to 2.44m (16'2" x 9'10" narrowing to 8'0")

Having a range of wall and base units with laminated work surfaces over, incorporating stainless steel one and half bowl single drainer sink unit, inset gas hob with cooker hood over, built in oven, inset ceiling spotlights, plumbing for washing machine, double glazed French doors to rear and double glazed window to side, tiled flooring.

ON THE FIRST FLOOR

LANDING

With access to loft space.

BEDROOM ONE 3.96m x 3.16m (12'11" x 10'4")

Having over stairs cupboard housing gas combination boiler providing radiator central heating and domestic hot water. Double glazed window to rear.

BEDROOM TWO 2.96m x 2.67m (9'8" x 8'9")

Having double glazed window to front and radiator.

BEDROOM THREE 3.67m x 2.0m (12'0" x 6'6")

Having double glazed window to front and radiator.

BATHROOM

Having low level suite, comprising wash hand basin, WC, panelled bath with shower over, stainless steel ladder towel rail, double glazed window to side.

EXTERNALLY

To the front of the property the garden is bound by low walling with path leading to the front door and onto the side of the property and through a pedestrian gate to the side area of garden, which is low maintenance gravel and this in turn leads to the rear garden, which is terraced and laid to lawn with pedestrian gate leading to parking area for one car.

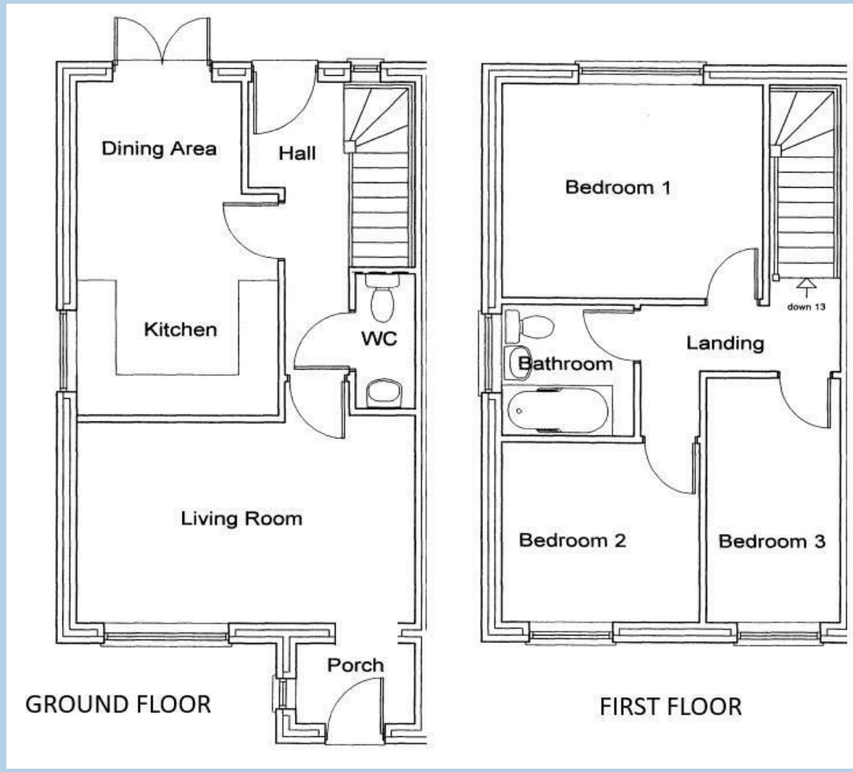
AGENTS NOTES

Tenure: Freehold

All mains services are understood to be connected.
There is a water meter.
Gas fired central heating.
Council Tax Band: 'B'
Broadband: Asymmetric Digital Subscriber Line
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.