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19 Woodfield Road, Dursley,
GL11 6HB

Price Guide
£330,000



ATTRACTIVE EXTENDED THREE BEDROOM BAY FRONTED SEMI-DETACHED HOUSE TUCKED AWAY OFF WOODFIELD ROAD. THE PROPERTY BOASTS THREE RECEPTION ROOMS, KITCHEN, THREE DOUBLE BEDROOMS, MODERN BATHROOM, AMPLE OFF STREET PARKING AND APPROXIMATELY 140FT REAR GARDEN. EPC D, COUNCIL TAX BAND C. MUST BE SEEN.

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SITUATION

Situated on the outskirts of Cam and is within close proximity of country walks including the local beauty spot of Stinchcombe Hill with its attractive wooded slopes and 18 hole golf course. The house is also within close proximity of a range of shops including mini market, butchers and hairdressers. A primary school can be found at Cam Woodfields which is within walking distance and Cam village centre which has a wider range of shopping facilities including Tesco superstore, post office and doctors and dental surgeries which are all within a few minutes drive. Dursley has a large range of shopping facilities together with swimming pools, library and sports hall. There is a 'Park and Ride' railway station on the outskirts of Cam with regular services to Gloucester and Bristol with onward connections to the National Rail network.

DIRECTIONS

If travelling from the Dursley direction proceed out of town in a north westerly direction along the A4135 (Kingshill Road), continue to the third mini roundabout taking the first exit into Woodfield Road, continue for approximately a quarter of a mile and number 19 can be found on the left hand side before the mini roundabout.

DESCRIPTION

This 1930s semi-detached house has been extended and lovingly improved by the current owners. Offering a modern twist the property has some of the original features alongside the upgrades and comprises: entrance hall leading to living room with bay window, additional family room, fully fitted kitchen with patio doors and separate dining room. On the first floor, there are two double bedrooms and modern bathroom and second stairway to the top floor having master bedroom with views towards Stinchcombe Hill Woods. One of the highlights of this property is the impressive 140ft garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. Additionally, off-street parking is available to the front, providing convenience and peace of mind. The property benefits from gas fired radiator central heating. With its appealing features and prime location, this property is sure to attract interest from those seeking a comfortable and stylish family home.

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).

CANOPY PORCH

ENTRANCE HALLWAY

Attractive partially glazed front door leads into a neat entrance hallway with stairs to the first floor.

LOUNGE 4.40m into bay x 3.48m (14'5" into bay x 11'5")

Good size room with attractive double glazed bay window to front, radiator and picture rail.

FAMILY ROOM 4.59m max x 3.99m max (15'0" max x 13'1" max)

This versatile room provides additional family space, having radiator, internal glass brick window and separate double glazed side window offering a light and airy feel, a door leads through to the extended kitchen space.

KITCHEN 4.20m x 2.38m (13'9" x 7'9")

Having cream shaker style wall and base units with worktop over, stainless steel sink and drainer with built in double oven, ceramic four ring hob with extractor over, integral dishwasher and fridge freezer and plumbing for washing machine and radiator, skylights provide ample light and patio doors lead out on to the rear garden.

DINING ROOM 3.59m x 1.90m (11'9" x 6'2")

Having radiator and double glazed window to side and door to rear garden.

ON THE FIRST FLOOR

LANDING

Double glazed window to side and stairs leading to second floor.

BEDROOM TWO 4.01m x 2.33m (13'1" x 7'7")

Having radiator and double glazed window to rear overlooking the garden and views towards Stinchcombe Hill Woods.

BEDROOM THREE 3.47m max x 2.39m widdening to 2.90m into recess (11'4" max x 7'10" widdening to 9'6" into recess)

With radiator and double glazed window to front.

BATHROOM

Having been upgraded by the current owners and comprising: bath with mains shower over, built in WC and vanity wash basin with storage under, ladder radiator, airing cupboard housing Worcester boiler and storage area, attractive tiled flooring and partially tiled walls, double glazed window to rear.

SECOND FLOOR

MASTER BEDROOM

Converted by the previous owners and having ample space, with

eaves storage, radiator and dual aspect windows, with skylights to front and double glazed dormer window with rear views across the garden and towards Stinchcombe Hill Woods.

EXTERNALLY

To the front of the property is a tarmacadam driveway tucked away off Woodfield Road offering off street parking and edged by trees and fencing, a wrought iron side gate and pathway lead to the larger than average 140ft rear garden with attractive patio area flanked by shrubs and trees, and leading on to the lawned area with stepping stones weaving through to the shed area and onto further lawned area with trees and bushes and wild garden, edged by hedgerow and fencing.

AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected

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.

