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50 Long Street, Dursley,  
GL11 4JB

Price Guide  
£150,000



ATTRACTIVE REFURBISHED ONE BEDROOM GRADE II LISTED COTTAGE, MANY CHARACTER FEATURES, WITHIN WALKING DISTANCE OF TOWN CENTRE, ENTRANCE LOBBY, LIVING ROOM, KITCHEN, CELLAR/STORE, DOUBLE BEDROOM WITH VAULTED CEILING, SHOWER ROOM, ELECTRIC HEATING, SMALL COURT YARD GARDEN, NO ONWARD CHAIN. ENERGY RATING: F.

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# 50 Long Street, Dursley, GL11 4JB

## SITUATION

This attractive stone cottage is situated within a moments walk of the town centre and its amenities which include a range of local retailers along with Sainsbury's supermarket. The town also has a swimming pool, library, 18 hole golf course at Stinchcombe Hill and comprehensive school. The property is within a few moments of local bowling green and the town centre is well placed for commuting to larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and connections to the National Rail Network.

## DIRECTIONS

From our offices in Parsonage Street continue via the Town Hall turning into Long Street and continue down the incline for approximately 400 metres and 50 Long Street will be found on the right hand side.

## DESCRIPTION

This attractive stone cottage was refurbished by the previous owner to a good standard and retains an array of character features including exposed beams, stone wall to kitchen and vaulted ceiling. The property has characterful original external windows with extensive internal double glazed wooden windows to improve efficiency where possible. The property is accessed via entrance lobby leading to a good size living room with attractive shuttered front window and doorway leads to good size cellar which is used as a store. To the rear of the property there is a fitted kitchen with built in hob and oven which leads on to the small courtyard garden. On the first floor there is a double bedroom along with shower room with good size shower cubicle. The property has electric heating and on-street parking is located close-by with a 23 hour car park within a moments walk.

## 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

Single glazed front door leading to:

## PORCH

Having part double glazed front door leading to:

## LIVING ROOM 4.30m into bay narrowing to 3.10m x 3.63m (14'1" into bay narrowing to 10'2" x 11'10")

Having wooden double glazed bay window to front with attractive shutters with obscured glazing, electric panelled radiator, exposed beam, door to:

## CELLAR 4.25m x 2.09m (13'11" x 6'10")

Which has light and power, water pump. (Restricted head height of approx. 1.84m or 6 foot).

## KITCHEN 3.47m x 2.18m (max) (11'4" x 7'1" (max))

Having a range of wall and base units with laminated work surfaces over incorporating inset stainless steel single drainer sink unit, plumbing for automatic washing machine, built in electric oven, two ring ceramic hob, ceramic tiled floor, exposed stone walling, tall glazed window to side, stable door to rear.

## ON THE FIRST FLOOR

## LANDING

Having window to rear.

## BEDROOM 3.9 x 3.36 (12'10" x 11'0")

Having secondary double glazed window to front, electric panelled radiator, attractive high ceiling.

## SHOWER ROOM

With deep shower with electric shower unit, vanity wash hand basin with attractive sink, low level WC, single glazed window to rear.

## EXTERNALLY

To the rear of the property there is a small gravel courtyard style garden with seating area and picket fencing.

## AGENTS NOTE

The property is Freehold  
Council tax band B.

Mains electricity, water and drainage are believed to be connected. Electric heating.

The property is Grade II Listed.

Broadband: Asymmetric Digital Subscriber Line.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.gov.uk](http://www.checker.ofcom.gov.uk) for more information

## AGENTS NOTE TWO

The basement is below ground floor and has a water pump to stop any water ingress. This pump was replaced over four years ago, has been serviced annually, and the previous occupier not reporting any issues with water ingress during this time.

## 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.

