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6 Frederick Thomas Road, Dursley,  
GL11 6NB

Price Guide  
£265,000



THREE BEDROOM SEMI-DETACHED HOME SET IN A POPULAR LOCATION WITH VIEWS ACROSS TO CAM PEAK. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, KITCHEN, STORE ROOM, LOUNGE/DINER, TWO DOUBLE BEDROOMS, SINGLE BEDROOM, FAMILY BATHROOM, AND SEPARATE WC. EXTERNALLY, THERE ARE GOOD GARDENS TO FRONT AND BACK WITH PARKING FOR ONE AT THE FRONT AND SOLAR PANELS ON THE REAR ROOF ELEVATION. EPC: C

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# 6 Frederick Thomas Road, Dursley, GL11 6NB

## SITUATION

Built in the 1960's, this semi-detached house is situated in the Woodfield area of Cam, within walking distance of a parade of shops, which includes convenience store, award winning butchers and hairdressing salon. Also, within walking distance is Cam Woodfield Primary School. The village has a growing range of facilities including Tesco supermarket, chemist and doctors and dentist surgeries along with two further primary schools. The adjoining town of Dursley has a larger range of facilities including independent retailers, Sainsbury's supermarket, leisure facilities including swimming pool, library and golf course and Dursley town also has Rednock Comprehensive School.

## DIRECTIONS

If travelling from Dursley town centre proceed north west out of town on the A4135 Kingshill Road proceeding straight across at the first and second mini roundabouts, continue taking the first exit at the third mini roundabout into Woodfield Road, continue to the next mini roundabout taking the second exit into Phillimore Road and first right into Severn Road. Proceed for approximately 500 metres into Frederick Thomas Road and No. 6 can be found on the right hand side.

## DESCRIPTION

This charming three bedroom semi-detached home offers a unique blend of character and craftsmanship. Having been in the same ownership for many years, the property features a handmade bespoke wooden kitchen created by the current owner. Inside, you'll find exposed floorboards, a spacious open-plan lounge and diner, good sized kitchen, two double bedrooms, a single bedroom, a family bathroom and a separate WC. Additional storage space is available in the downstairs store room. The large garden includes two ponds and plenty of space for outdoor enjoyment, while solar panels on the roof add eco-friendly benefits. There's parking for one car at the front, with gardens to both front and back. A wonderful family home with character and charm throughout.

## 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).

## ON THE GROUND FLOOR

### ENTRANCE HALL

Front door, stairs to first floor, engineered wood floor, radiator.

**LOUNGE 6.59m x 3.05m (reducing to 2.54m) (21'7" x 10'0" (reducing to 8'3"))**

Double glazed windows, double glazed French doors, open fireplace, two radiators.

**KITCHEN 3.98m x 2.37m (13'0" x 7'9")**

Range of bespoke timber wall and base units, space and plumbing for washing machine and dishwasher, integrated electric oven and hob, sink with mixer tap, space for fridge/freezer, tiled splashback, under stairs storage cupboard, engineered wood floor, integrated sideboard, radiator, two double glazed windows.

**STORE ROOM 2.40m x 1.52m (7'10" x 4'11")**

Double glazed window, gas boiler.

## ON THE FIRST FLOOR

### LANDING

Double glazed window, access to loft, exposed floorboards, airing cupboard housing hot water cylinder.

### WC

Low level WC, radiator, double glazed window.

### BATHROOM

Suite comprising panelled bath with electric shower over, sink with wooden unit, electric heater, radiator, double glazed window.

**BEDROOM ONE 4.15m x 3.10m (13'7" x 10'2")**

Double glazed window, radiator, exposed floorboards.

**BEDROOM TWO 4.03m x 2.52m (13'2" x 8'3")**

Double glazed window, radiator, exposed floorboards.

**BEDROOM THREE 2.31m x 2.67m (7'6" x 8'9" )**

Double glazed window, radiator, exposed floorboards.



## EXTERNALLY

To the front of the property is a lawned garden enclosed by borders, hardstanding for one vehicle, iron gate, shrubs. To the rear the garden is south east facing and there is a lawn with stone borders, shrubs, trellis, small path, wood store, two sheds, wildlife pond, enclosed with fence panels to the rear and bushes to the side, garden path, side access, outdoor storage.

## AGENT NOTES

Tenure: Freehold

Services: All mains services are believed to be connected.

Council Tax Band: B (£1741.06 payable).

There are solar photovoltaic panels on the rear roof elevation on a lease with term of 25 years having 13 years remaining.

Broadband: Fibre to the Premises.

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

## VIEWING

By appointment with the owner's sole agents as over.

## 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.

