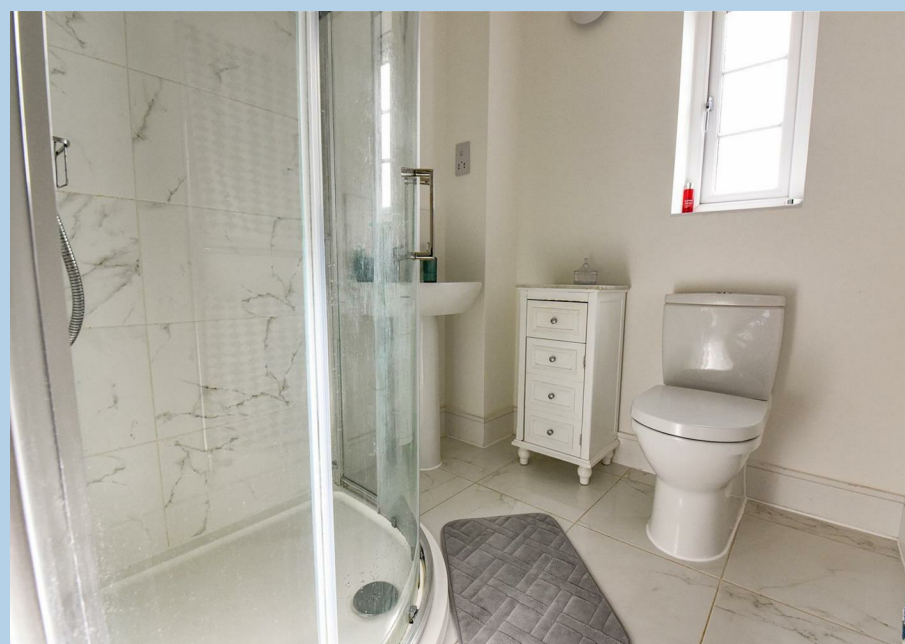


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

29 Goldfinch Edge, Dursley,
GL11 5FP

Asking Price
£315,000



A STYLISH AND WELL-MAINTAINED THREE-BEDROOM SEMI-DETACHED PROPERTY CONSTRUCTED BY NEWLAND HOMES IN 2022, BENEFITTING FROM THE BALANCE OF THE NHBC WARRANTY. SITUATED ON THE EDGE OF CAM, THIS ATTRACTIVE HOME OFFERS A BRIGHT OPEN-PLAN KITCHEN/DINING AREA WITH A FEATURE BAY WINDOW, A GENEROUS LIVING ROOM WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN, AND A PRINCIPAL BEDROOM COMPLETE WITH EN SUITE FACILITIES. OUTSIDE, THERE IS AN ENCLOSED GARDEN TO THE REAR AND OFF-ROAD PARKING TO THE FRONT FOR TWO VEHICLES. EPC: B

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29 Goldfinch Edge, Dursley, GL11 5FP

SITUATION

The property is situated on the outskirts of Cam within a few minutes drive of the A38 and within level walking distance of the 'Park and Ride' railway station at the nearby Box Road. The railway station provides regular services to Gloucester and Bristol with connections to the National Rail Network. Cam village is approximately one mile distant and offers a growing range of facilities including: Tesco supermarket, independent retailers, doctors and dentist surgeries. Cam has a choice of three primary schools, whilst the nearby town of Dursley has the Rednock Comprehensive School together with a wider range of shops, Sainsbury's supermarket and recreational facilities including swimming pool and golf course at Stinchcombe Hill.

DIRECTIONS

If travelling from Dursley proceed north west out of town on the A4135 until reaching the village of Cam, proceed on the A4135 out of the village passing the Shell Garage on the left hand side and after a further half a mile turn right into Goldfinch Edge and the property will be found on immediately in front, the left hand semi-detached property.

DESCRIPTION

Built by Newland Homes in 2022 and owned by the same owners since new, this beautifully maintained three bedroom home offers modern, comfortable living in a sought-after development as well as the remainder of a 10 year NHBC warranty. The property features a bright and spacious open plan kitchen and dining area with bay window, perfect for entertaining, along with a generously sized living room. There is master bedroom complete with an en-suite and two further bedrooms with family bathroom.

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

Having radiator, composite front door, stairs to first floor, room thermostat.

CLOAKROOM

Having low level WC, wall mounted wash hand basin, double glazed window, extractor fan.

KITCHEN/DINER 5.21m x 3.53m (17'1" x 11'6")

Having double glazed bay window, radiator, wall and base units with work top over, integrated appliances including; fridge freezer, dishwasher, oven with 5 burner gas hob and extractor hood over, splash back, double glazed side window, cupboard housing boiler, utility cupboard with storage and plumbing for washing machine, glazed door leading to:

LOUNGE 4.87m x 3.17m (15'11" x 10'4")

Two radiators, double glazed French doors with side lights.

ON THE FIRST FLOOR

LANDING

Having airing cupboard, access to loft.

BEDROOM ONE 3.31m x 2.95m widening to 3.83m (10'10" x 9'8" widening to 12'6")

Having radiator, double glazed window, built in wardrobe space. Thermostat.

EN-SUITE

Cubicle shower, low level WC and wash hand basin with concealed unit, double glazed window, heated towel rail, extractor fan, inset spots.

BEDROOM TWO 3.12m x 2.84m (10'2" x 9'3")

Double glazed window, radiator.

BEDROOM THREE 2.90m x 1.95m (9'6" x 6'4")

Double glazed window, radiator.

BATHROOM

Bath with dual shower over, low level wc, wall mounted wash hand basin partially tiled wall, tiled flooring, double glazed window, inset spots, double glazed window.

EXTERNALLY

To the front of the property is a block paved driveway providing parking for two cars, at the rear is a good sized garden comprising decking and patio, gated side access and outside tap.

AGENT NOTES

Tenure: Freehold

Services: All mains services.

Council Tax Band: C

Maintenance Fee: Approximately £350 per annum.

10 year NHBC warranty commenced April 2022.

Broadband: Fibre to the Premises.

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.

