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4 The Crescent Dursley GL11 5QS

Price Guide  
**£265,000**



OFFERED WITH NO ONWARD CHAIN. A THREE-BEDROOM SEMI-DETACHED HOUSE IN A CONVENIENT LOCATION, WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE AND STATION. IN NEED OF MODERNISATION BUT OFFERING GOOD POTENTIAL, THE PROPERTY FEATURES TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS, FAMILY BATHROOM, GENEROUS FRONT AND REAR GARDENS, DRIVEWAY PARKING AND A SINGLE GARAGE. EPC: C

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## 4 The Crescent, Dursley, GL11 5QS

### SITUATION

The Crescent is within a few minutes walk of Cam village centre which has a range of local shops including Tesco supermarket, hair dressers, chemist, café and public house. The village has a choice of three primary schools and the neighbouring town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket along with secondary schooling. Cam is well placed for commuting to larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'park and ride' railway station giving access to Gloucester and Bristol and onward connections to the National Rail Network.

### DIRECTIONS

If travelling from Dursley town centre proceed out of town in a north westerly direction on the A4135 Kingshill Road, proceeding straight across the first and second mini roundabouts, continue taking the second turning on the right into The Drive and continue following the road around to the left and the property will be found on the left hand side.

### DESCRIPTION

This property has been in the same ownership for 28 years and has most recently provided a rental income. The property is in need of modernisation throughout and offers a fantastic opportunity for someone looking to add their own stamp. On the ground floor there two good sized reception rooms and kitchen with a welcoming hallway. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. There are generous gardens to the front and rear with a single garage and driveway.

### 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

Radiator, stairs to first floor, understairs cupboard, thermostat.

### LOUNGE 3.94mx 3.32m (12'11"x 10'10")

Double glazed bay window, radiator.

### DINING ROOM 4.10m x 3.05m (13'5" x 10'0")

Double glazed window, radiator, open fire with stone surround.

### KITCHEN 3.01m x 2.10m (9'10" x 6'10")

Range of wall and base units, sink unit, tiled splashbacks, electric cooker, space for washing machine, pantry cupboard, heated towel rail, double glazed window, double glazed door to side.

### ON THE FIRST FLOOR

### LANDING

Double glazed window, access to loft.

### BEDROOM ONE 3.96m x 3.23m (12'11" x 10'7")

Double glazed bay window, radiator.

### BEDROOM TWO 4.10m x 3.41m (13'5" x 11'2")

Double glazed window, radiator, cupboard housing Ideal gas boiler.

### BEDROOM THREE 2.37m x 1.95m (7'9" x 6'4")

Double glazed window, radiator.

### BATHROOM

Suite comprising low level WC, pedestal wash hand basin, bath with shower over, double glazed window, heated towel rail.

### EXTERNALLY

To the front of the property there is a driveway with parking for one car and giving access to the GARAGE (19'4" x 8'7") with up-and-over door, power, light and

single glazed window. The front garden is laid to lawn with shrubs and a side gate gives access to rear garden. The rear garden has a patio, shed, greenhouse, outside tap, lawn, path, tree, shrubs and borders.

### AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected.

Council Tax Band: C

Broadband: Fibre to the Premises / Fibre to the Cabinet / Asymmetric Digital Subscriber Line

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.

