



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.

2 Maple Close, Dursley,
GL11 4DZ

Price Guide
£145,000



UPGRADED AND SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT CLOSE TO AMENITIES, IDEAL FIRST TIME BUYER OR INVESTMENT, LARGE LOUNGE-DINER WITH MEDIA WALL INCLUSIVE OF TV & FIRE, SPACIOUS KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM WITH SHOWER, BUILT IN INTERNAL STORAGE CUPBOARD, EXTERNAL STORAGE, UPGRADED OAK DOORS THROUGHOUT, MODERN FLOORING AND NEW CARPETS. COMMUNAL PARKING AREA AND ENCLOSED COMMUNAL GARDEN ACCESSED VIA ENTRY DOORS. MUST BE SEEN TO BE FULLY APPRECIATED. EPC D COUNCIL TAX BAND A

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



2 Maple Close, Dursley, GL11 4DZ

SITUATION

This spacious two bedroom apartment is situated in the Kingshill area of Dursley, being within walking distance of Cam Everlands Primary School and a rank of shops at Kingshill Road, including supermarket, hairdressers, newsagents and off licence. The centres of both Cam and Dursley provide a wider range of facilities, Dursley having leisure facilities including leisure centre, sports hall, swimming pool and 18 hole golf course. Comprehensive schooling is also within walking distance at Rednock School. The property is well located for travel to the larger centres of Gloucester, Bristol and Cheltenham with access via the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, at the mini-roundabout take the third exit into Blackboys and proceed straight across at the next mini-roundabout. Continue down the incline for approximately 400 metres, turning left into Maple Close and the property will be located on the right hand side.

DESCRIPTION

Having been upgraded and refurbished by the current owners, this first floor apartment does not disappoint. Accessed via the secure communal entry door and located on the first floor, the property is in the process of having a new front door and comprises: welcoming entrance hallway with attractive flooring and oak doors throughout, hallway with built in storage cupboard, lounge-diner with built in media wall with 55" TV and electric fire included, spacious kitchen with ample worktop space, two spacious double bedrooms, both newly redecorated and carpeted and bathroom with shower over the bath. The property is heated by radiators from air source heat pumps and a large immersion tank for hot water. Externally is a communal garden to the rear and communal parking close by.

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).

COMMUNAL ENTRANCE

Having secure entry door system leading into the communal hallway with stairway to number two, along with own private external secure storage cupboard adjacent to the front door.

PRIVATE ENTRANCE HALLWAY

Current having glazed front door which will be replaced by Stroud District Council and leads to the internal entrance hallway with attractive flooring, radiator, loft space and two built in storage cupboards with one incorporating the modern Dimplex heating system.

LOUNGE/DINER 4.34m x 3.70m (14'2" x 12'1")

This refurbished room has a contemporary feel, having been upgraded by the current owners with new flooring, redecorating and a bespoke built in 'Media Wall' with attractive shelving and housing a 55" TV and inset electric feature fireplace for cosy nights in. This spacious room offers a light and airy feel with large double glazed window to front, radiator and space for lounging and dining.

KITCHEN 2.80m x 2.66m (9'2" x 8'8")

Partial glazed oak door leads to a good size kitchen with an array of wall and base units with ample worktops over, stainless steel sink and drainer, plumbing for washing machine and room for separate tumble drier and space for free standing fridge freezer and oven, a double glazed window looks to the rear with tree lined views over the communal garden.

BEDROOM ONE 4.32m max x 3.42m narrowing to 2.60m (14'2" max x 11'2" narrowing to 8'6")

Having been redecorated and carpeted, this tranquil room owns its name as the master, being spacious with ample storage space, having radiator, oak door and large double glazed window to front.

BEDROOM TWO 3.09m x 2.68m (10'1" x 8'9")

Having been redecorated and recarpeted, with oak door, radiator and double glazed window to rear.

BATHROOM

White suite comprising: bath with shower over, pedestal wash basin and WC, radiator, partially tiled walls and double glazed opaque window to rear.



EXTERNALLY

The property is accessed via a communal pathway to entry door, communal rear garden can be accessed via rear entry door and communal car parking parking is close by.

AGENT NOTES

Tenure: Leasehold
Services: Mains water & Electric Heating via an air sourced heat pump
Council Tax Band: A
Rights of way: no
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 for more information

Leasehold term: 125 years from 14 December 2015 .
Service Charge: £50 p/m Reviewed: Annually by Stroud District Council

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.

