



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.

5 Broadwell Terrace, Dursley,
GL11 4JF

Asking Price
£300,000



WELL PRESENTED BRICK AND STONE COTTAGE WITH MANY CHARACTER FEATURES. CLOSE TO TOWN CENTRE. INCLUDES ENTRANCE HALL, SPACIOUS LIVING ROOM, SEPARATE DINING ROOM, ATTRACTIVE FITTED KITCHEN, UTILITY, TWO GOOD SIZED DOUBLE BEDROOMS AND A FAMILY BATHROOM. ATTRACTIVE ENCLOSED FRONT GARDEN, WITH A FURTHER SECTION OF GARDEN WHICH INCLUDES PARKING SPACE, SHED AND GARAGE. DOUBLE GLAZED, GAS CENTRAL HEATING. MUST BE SEEN. NO ONWARD CHAIN. EPC: E

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



5 Broadwell Terrace, Dursley, GL11 4JF

SITUATION

5 Broadwell Terrace occupies a convenient position within close proximity of the town centre of the old market town of Dursley, which has many amenities including local retailers along with Sainsburys supermarket. The town also has a swimming pool, library, 18 hole golf course at Stinchcombe Hill and a comprehensive school. The property is within a few moments of the town centre and well placed for commuting to the 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 within 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 right onto Silver Street, continue for approximately 100 metres and take the first turning on the left for Water Street then the first turning on the right and the property will be found after 75 metres on the right hand side.

DESCRIPTION

This attractive Victorian cottage is located in a the old part of the town, conveniently tucked off the High Street. The cottage was renovated approximately 15 years ago to a good standard and has more recently had the addition of uPVC double glazing. The accommodation is accessed via the entrance hall with an attractive stone tiled floor giving access to a spacious living room with wood burner and there is a fitted kitchen with fire recess and range cooker, which in turn leads to the dining room and onto the utility room. On the first floor there are two double bedrooms with beams and double glazed windows and a family bathroom. Externally there is an attractive front garden with shrubs pond, seating area and at the far side of the drive there is a further area of garden with shed parking and garage.

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 with storage cupboard underneath. Stone tiled flooring,

LIVING ROOM 4.29m x 3.9m (14'0" x 12'9")

Radiator, double glazed window to front, fire recess with wood burner.

DINING ROOM 3.15m x 1.89m widening to 2.37m (10'4" x 6'2" widening to 7'9")

Having attractive wood flooring, built in cupboard, radiator and two double glazed windows to side.

KITCHEN 4.46m x 2.28m (14'7" x 7'5")

Having a range of shaker style wall and base units with a solid wood work surfaces. Incorporating a stainless steel one and a half bowl single drainer sink unit, built in fridge and dishwasher. Ornamental brick fire surround with beam over housing the range cooker. Attractive wooden flooring, radiator and double glazed windows to front and rear opening into:

UTILITY 1.89m x 1.57m (6'2" x 5'1")

Solid wood work surface, double glazed windows to front and side. Radiator and wall mounted gas boiler supplying radiator central heating and domestic hot water.

ON THE FIRST FLOOR

LANDING

With beam giving access to:

BEDROOM 1 4.5m x 2.8m (14'9" x 9'2")

Double glazed dormer window to front. Victorian style cast iron fireplace and exposed beam.

BEDROOM 2 4.5m x 3.37m narrowing to 2.9m (14'9" x 11'0" narrowing to 9'6")

Double glazed dormer window to front. Victorian style cast iron fireplace, wooden beam and radiator.

BATHROOM

"P" shaped bath with mixer shower over, WC, wash hand basin and double glazed window to front.

EXTERNALLY

To the front of the property the garden is enclosed with a slate pathway, attractive borders and shrubs, ornamental acer tree, pond, gravelled seating area. A further section of garden can be found on the opposite side of the access track. This houses a timber GARAGE (4.8m x 2.86m) with double doors to front, personal door to side, power and light. Garden shed and gravel parking space for one to two cars.

AGENT NOTES

Services: All mains services are understood to be connected.

Gas fired central heating

Tenure: Freehold

Council Tax Band: C

Conservation Area

Broadband: fibre to an external box.

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.

