



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.

10 Tilsdown, Dursley,
GL11 5QL

Price Guide
£335,000



GRADE II LISTED THREE BEDROOM SEMI-DETACHED HOME, GARAGE PLUS AMPLE DRIVEWAY PARKING, NO ONWARD CHAIN, CHARACTERFUL COTTAGE WITH FRONT SIDE AND REAR GARDENS, OUTBUILDING WITH UTILITY/CLOAKROOM PLUS TILED ROOFED VERANDA, ENTRANCE HALLWAY, KITCHEN/DINING ROOM, LIVING ROOM, THREE FIRST FLOOR BEDROOMS, SHOWER ROOM. ENERGY RATING: D. TAX BAND: C.

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



10 Tiltdown, Dursley, GL11 5QL

SITUATION

This semi-detached cottage is situated in the extremely convenient and popular location of Tiltdown on the outskirts of Dursley. Cam has a range of shopping facilities including: Tesco supermarket, post office, hairdressers and a choice of three primary schools. Secondary schooling can be found in Dursley which is within a few minutes drive. The town also has a comprehensive range of local retailers along with: Sainsbury's supermarket, library and eighteen hole golf course at Stinchcombe Hill.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across at the first and second mini roundabouts and continue for approximately six hundred metres and the property will be located on the left hand side with the gravelled parking area just prior.

DESCRIPTION

This Grade II Listed semi-detached cottage has been in the same ownership since 2011 and is now offered to the market with no onward chain. The property benefits from a modern garage and updated spacious gravelled parking area with wrought iron railings and gate to front door. There is a small front and side garden with a low maintenance courtyard garden with outbuilding for utility/cloakroom and further covered Veranda. Internally, the property briefly comprises; entrance hallway leading into kitchen/dining room and living room. On the first floor there are three bedrooms and updated shower room.

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

Wooden glazed front door, mosaic tiled floor, radiator, opening into:

KITCHEN/DINING ROOM 4.76m x 3.68m (15'7" x 12'0")

Fitted kitchen with base and wall units, roll top laminate work surfaces over, electric oven, gas hob with hood over, space for tall standing fridge freezer, one and half bowl ceramic sink and drainer, radiator, inset ceiling spotlights, single glazed window and door to rear, single glazed window with window seat to front.

LIVING ROOM 4.69m (max) x 3.92m (max) (15'4" (max) x 12'10" (max))

Single glazed windows to front and rear, radiator, stairs to:

ON THE FIRST FLOOR

LANDING

Single glazed window to rear, airing cupboard with gas boiler, access to loft space.

BEDROOM ONE 4.22m narrowing to 2.80m x 3.69m (13'10" narrowing to 9'2" x 12'1")

Single glazed window to front, radiator.

BEDROOM TWO 3.71m (max) x 2.81m (12'2" (max) x 9'2")

Two fitted wardrobes, single glazed window to front, radiator.

BEDROOM THREE 2.84m narrowing to 2.52m x 2.09m (9'3" narrowing to 8'3" x 6'10")

Single glazed window to front, radiator.

SHOWER ROOM

Shower cubicle with mixer, low level WC, wash hand basin with pedestal, heated towel rail, single glazed window to rear, inset ceiling spotlights.

EXTERNALLY

To the rear of the property there is an OUTBUILDING which houses UTILITY/CLOAKROOM (2.91m x 2.10m

(max)) which has space and plumbing for washing machine with roll top laminated work surfaces over, ceramic sink, single glazed window and door to side, low level WC, light and power. The rear low maintenance courtyard has flagstone patio, tap, wood store, tiled roofed veranda and the garden is fully enclosed by stone walls. There is side access to a small laid to lawn garden with further small laid to lawn garden to front. A pathway leads to the stone gravelled parking area with GARAGE.

AGENTS NOTE

Tenure: Freehold.
All mains services are believed to be connected. Gas central heating.
There is a shared pedestrian access footpath to the adjoining cottage in front of our cottage.

Council Tax Band: C.
Grade II Listed.
The adjoining Cottage has a pedestrian right of way to allow access the external stop cock if required.
Broadband: Fibre to the Cabinet
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.

