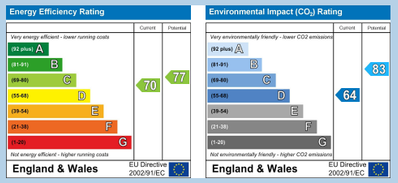
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

16 Tennyson Road, Dursley, GL11 4PZ

Price Guide
£300,000

A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME WITH GARAGE AND OFF-ROAD PARKING, SITUATED IN THE SOUGHT AFTER AREA OF WOODMANCOTE. THE ACCOMMODATION COMPRISES: ENTRANCE HALL, SPACIOUS LOUNGE/DINING ROOM, CONSERVATORY, KITCHEN WITH SIDE ACCESS TO DRIVEWAY. THREE FIRST FLOOR BEDROOMS, INCLUDING TWO GENEROUS DOUBLE BEDROOMS AND A THIRD SINGLE BEDROOM, TOGETHER WITH A FAMILY BATHROOM. EXTERNALLY THE PROPERTY BENEFITS FROM FULLY ENCLOSED REAR GARDEN, GARAGE AND AMPLE DRIVEWAY PARKING. FURTHER FEATURES INCLUDE GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT. ENERGY RATING: C. COUNCIL TAX BAND: C.

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propertymark

16 Tennyson Road, Dursley, GL11 4PZ

SITUATION

The property is situated in Tennyson Road which is located in the popular Whiteway area and is on the edge of the town, and well placed for numerous country walks including the local beauty spot of Stinchcombe Hill. It is also within a few minutes drive of Dursley town centre which offers a range of shopping facilities including Sainsbury's supermarket and a number of independent retailers. The town also has a swimming pool, library, sports hall and community centre. The area has a choice of primary schools and Rednock Comprehensive School is situated in the town centre. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester, Cheltenham and Bristol and connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed south east out of town through Silver Street and Bull Pitch bearing right at the mini roundabout into Woodmancote. Proceed for approximately half a mile passing the New Inn public house and continue taking the next turning on the left into Byron Road. Continue for approximately 100 metres turning left into Tennyson Road and proceed for approximately 150 metres and No 16 can be found on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and is currently being tenanted offering potential also as an investment property but can also be sold with vacant possession. Located in a pleasant position with good size enclosed rear garden, the property briefly comprises; canopy porch, entrance hallway, spacious lounge-diner, kitchen, and conservatory. There are three first floor bedrooms and family bathroom. Externally and to the front of the property is a well kept lawn area with driveway offering ample parking and leading to the single garage. The enclosed rear garden offers additional entertaining space with a good size patio for alfresco dining and lawn area. The property benefits from gas central heating and double glazing, Energy rating D

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

With attractive oak structure and tiled roof.

ENTRANCE HALL

With double glazed door, radiator and stairs to first floor.

LOUNGE-DINER 5.39 x 4.84 max reducing to 3.93 (17'8" x 15'10" max reducing to 12'10")

Double glazed picture window with view into conservatory and the pleasant garden beyond, under stair cupboard, double glazed window to side, coving to ceiling, inset lighting, two radiators.

CONSERVATORY 4.12 x 3.92 (13'6" x 12'10")

This versatile space has a ceramic tiled floor, double glazed windows with top openers, double glazed doors opening out into the garden and two side lights.

KITCHEN 2.75 x 1.98 (9'0" x 6'5")

Fitted with a range of wooden wall and floor units with work surfaces over and including one and a half bowl stainless steel sink unit, cupboard housing Ideal gas boiler. There is space for freestanding cooker with extractor over and undercounter fridge, along with plumbing and space for washing machine, double glazed window to front and door to side giving external access.

ON THE FIRST FLOOR

BEDROOM ONE 4.02 x 2.96 (13'2" x 9'8")

Having a range of built in wardrobes with side cabinets, overhead storage and shelving, coving to ceiling, radiator, double glazed window to rear.

BEDROOM TWO 3.37 x 2.97 (11'0" x 9'8")

Double glazed window to front and radiator.

BEDROOM THREE 2.92 x 1.82 (9'6" x 5'11")

Double glazed window to rear, coving to ceiling and radiator.

BATHROOM

White suite comprising of bath with shower over, wash hand basin and low level WC, extensively tiled walls, double glazed window and radiator.

EXTERNALLY

To the front of the property there is a driveway providing parking and leading to a single GARAGE with up-and-over door and rear personal door to garden. The fully enclosed rear garden is laid to lawn with paved patio for entertaining along with raised borders and space for shed and outside tap.

AGENT NOTES

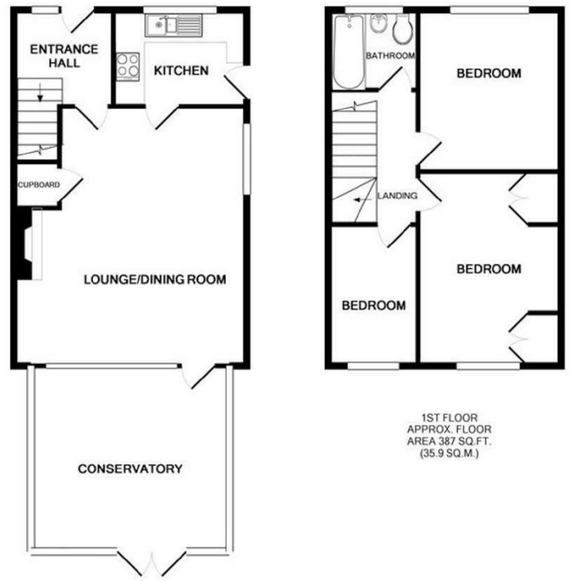
Tenure: Freehold
Services: All mains services are understood to be connected. Gas central heating.
Council Tax Band: C
Broadband: Fibre to the Cabinet.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



16 TENNYSON ROAD, WHITEWAY, DURSLEY, GL11 4PZ
TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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