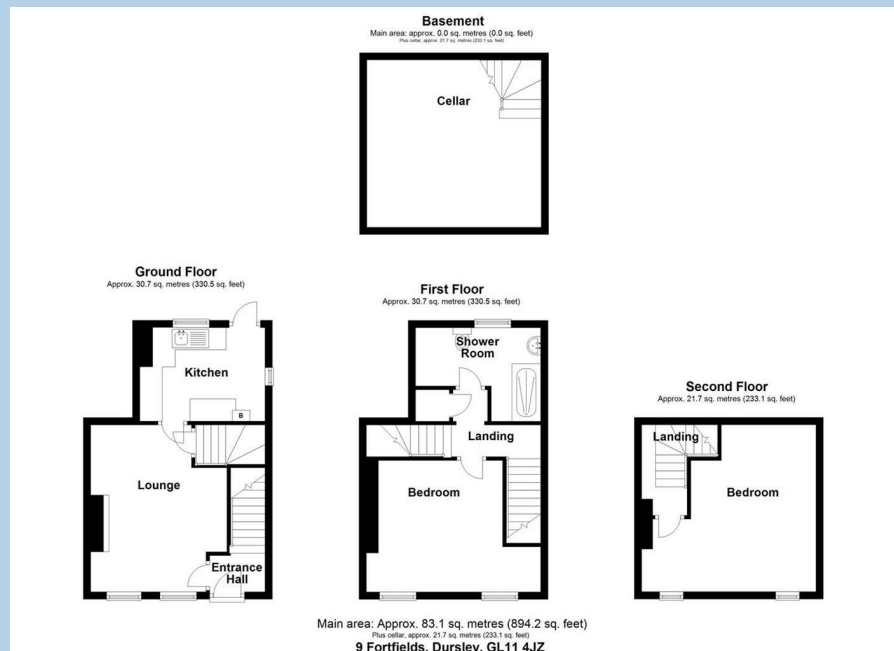


MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

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.

9 Fortfields Dursley GL11 4JZ

Price Guide
£120,000



TWO BEDROOM SPACIOUS END TERRACED COTTAGE, CLOSE TO TOWN CENTRE. IDEAL PROJECT FOR CASH BUYER ONLY DUE TO ONGOING STRUCTURAL ISSUES. NO ONWARD CHAIN. ENCLOSED REAR GARDEN WITH PEDESTRIAN RIGHT OF WAY ACROSS ADJOINING PROPERTIES. ENERGY RATING: E

01453 544500

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9 Fortfields, Dursley, GL11 4JZ

SITUATION

9 Fortfields is situated in an elevated position on the outskirts of the town below the lower slopes of Stinchcombe Hill which provides an array of country walks. The town centre is also within walking distance with a range of shops including Sainsburys supermarket, churches, public houses, library, swimming pool, sports hall and community centre. Cam and Dursley are served by four primary schools and secondary schooling can be found at Rednock Comprehensive School which is in Dursley town centre. The town is well placed for daily commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam/Dursley railway station brings Gloucester and Bristol within approximately 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed South East out of town on the A4135 through Silver Street, passing the shops. Take the next turning right into Henlow Drive. Continue until the road starts to bear right. At the small roundabout take the access road ahead which leads to Fortfields. Number 9 is towards the top.

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).

ENTRANCE HALLWAY

Double glazed door into entrance hallway with stairs to first floor and radiator.

LIVING ROOM 4.74m x 3.70m reducing 2.75m (15'6" x 12'1" reducing 9'0")

With two double glazed windows to front, reconstructed stone fireplace (gas fire condemned), radiator, door to cellar.

KITCHEN 3.45m narrowing to 3.11m x 2.65m (11'3" narrowing to 10'2" x 8'8")

With floor units, sink unit, electric cooker point and gas pipe, gas fired Vaillant boiler, double glazed window to side and rear, double glazed door opening out into the garden.

ON THE FIRST FLOOR

LANDING

Stairs to second floor and store cupboard.

BEDROOM ONE 3.63m x 3.37m (11'10" x 11'0")

having two double glazed windows, radiator plus recess.

SHOWER ROOM

Comprising pedestal wash hand basin, low level WC, disabled shower facility, radiator, extractor fan and double glazed window.

TOP FLOOR

ATTIC BEDROOM TWO 4.51m max x 3.36m (14'9" max x 11'0")

With two double glazed windows, exposed beams and two radiators.

EXTERNALLY

To the front of the cottage there is a raised border and step up to No. 9. The rear garden is laid to lawn and a concrete seating area. There is a gate, which gives pedestrian access to the back of No's 10 and 11.

AGENTS NOTE

All mains services are believed to be connected.

Council Tax Band: 'B' (£1,836.01).

Probate Sale.

Tenure: Believed to be Freehold, but Unregistered Title.



AGENTS NOTE TWO

Prospective Purchasers should be aware of the following Stroud District Council stipulations:

- There is a substantial local land charge against the property to be paid by the current owners on the sale
- There is a Prohibition Notice served preventing the residential occupation of the property until works have been completed to make the property safe and suitable for living
- When the property is sold Stroud District Council require that the responsibility for paying for the supporting scaffold structure is transferred to the new owners
- The scaffold structure is situated within the land owned by 6 Fortfields. SDC has a verbal agreement with the owner for the scaffold to be sited there. Negotiations will need to be held between the new owner and the owner of 6 Fortfields to establish an ongoing agreement post-sale.

VIEWING

By appointment with the owner's sole agents as over.

