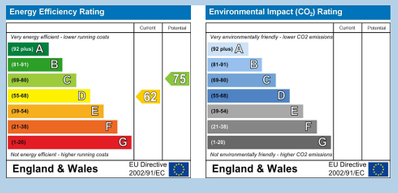
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

6 Byron Road, Dursley, GL11 4QA

Offers Over
£350,000

SPACIOUS TWO/THREE BEDROOM LINK DETACHED HOUSE WITH OUTSTANDING VIEWS. DOUBLE LENGTH GARAGE, ENTRANCE HALL, SPACIOUS LIVING ROOM, KITCHEN/DINING ROOM, STUDY/BEDROOM THREE, CONSERVATORY, TWO GOOD SIZED FIRST FLOOR BEDROOMS, FAMILY BATHROOM/2ND WC, AMPLE OFF ROAD PARKING FOR A NUMBER OF CARS, ATTRACTIVELY LAID OUT GARDEN WITH VIEWS. EPC: D

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The Property Ombudsman
propertymark

6 Byron Road, Dursley, GL11 4QA

SITUATION

This link detached home is situated in a pleasant position within Byron Road just off Woodmancote and has impressive views towards the surrounding hills. A range of Cotswold walks are easily accessible in the nearby fields and woodland. The property is within a few minutes drive of Dursley town centre and its range of facilities including Sainsburys supermarket, numerous independent retailers, swimming pool and library. Dursley is well placed for travel throughout the south west via the nearby A38 and M5/M4 motorway network. There is a Park and Ride railway station in the adjoining village of Cam with regular services to Gloucester and Bristol with connections to the national rail network.

DIRECTIONS

From the town centre proceed south east out of town on the A4135 passing the Town Hall and through Silver Street taking the second exit at the mini roundabout, continue out of the town for approximately three quarters of a mile passing the New Inn public house on the right hand side, continue up the incline and take the next turning left into Byron Road and number 6 will be found on the right hand side.

DESCRIPTION

This spacious two/three bedroom link detached house is situated in an elevated position with outstanding views. The property is situated in a good size plot with ample off road parking for a number of cars to the front along with double length garage with electric up and over door. The rear garden is a particular feature of the property, being well laid out with an attractive decked area, lawn and shrubs. The property is accessed via entrance hall leading to a spacious living room, there is a full width kitchen/diner to the rear with two sets of patio doors leading onto double glazed conservatory with views. In addition, there is a study/third bedroom. On the first floor there is a large master bedroom, which currently has a wet room style shower opening into the bedroom, this has potential for conversion to an en-suite shower room. In addition, there is a good sized second bedroom and family bathroom. The property benefits from gas central heating, extensive double glazing and must be seen to be fully appreciated.

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 HALL

Having double glazed front door.

STUDY/BEDROOM THREE 3.82m x 2.47m (12'6" x 8'1")

Having double glazed window, radiator and fitted wardrobe.

LIVING ROOM 5.32m x 3.2m widening to 3.6m (17'5" x 10'5" widening to 11'9")

Having double glazed window, radiator, fireplace with pine surround and gas fire (not currently in working order).

INNER HALLWAY

Having stairs to first floor and built in cupboard.

KITCHEN/DINING ROOM 6.22m x 3.18m (20'4" x 10'5")

Having a range of wall and base units with laminated work surfaces over, electric hob with cooker hood over, built in oven, stainless steel sink and drainer, island unit, radiator and two French doors to rear giving access to:

CONSERVATORY 4.8m x 2.47m (15'8" x 8'1")

Having double glazed surround, French doors to garden and tiled floor.

CLOAKROOM/WC

Having wash hand basin, WC and double glazed window to side

ON THE FIRST FLOOR

LANDING

Having large under eaves storage cupboard housing Worcester gas combination boiler supplying central heating and domestic hot water.

BEDROOM ONE 6.23m x 3.0m plus wardrobe (20'5" x 9'10" plus wardrobe)

Having wet room style shower, a range of fitted wardrobes and two double glazed windows to rear.

BEDROOM TWO 2.74m x 2.54m (8'11" x 8'3")

Having double glazed window and radiator.

BATHROOM

Having walk-in bath, wash hand basin, WC, radiator, shelved cupboard, double glazed window and access to loft space.

EXTERNALLY

To the front of the property there is a lawned area, a range of shrubs and a tarmacadum driveway with space for a number of cars leading to a DOUBLE LENGTH GARAGE (9.8m x 2.67m) with electric up and over door and door to garden and door to house. The rear garden is a particular feature of the property having raised deck with extensive views. The garden is laid to lawn with an array of shrubs and flower borders. There is a further patio area and garden shed.

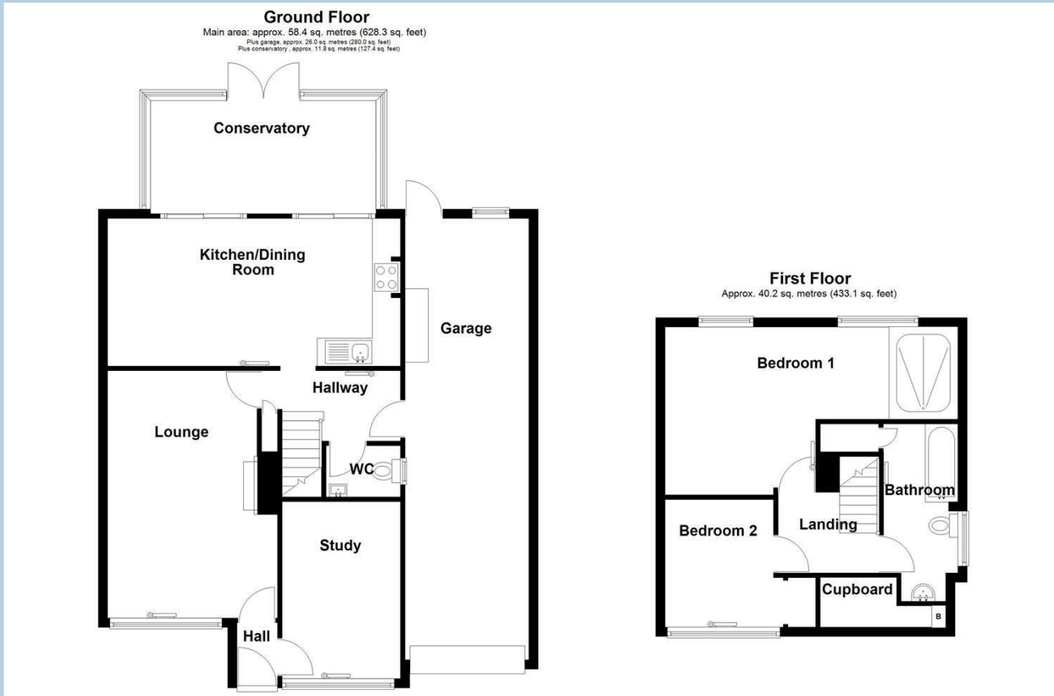
AGENTS NOTES

Tenure: Freehold
All mains services are understood to be connected.
Gas fired radiator central heating.
Council Tax Band: D
The property is a deceased estate with probate granted.

Rights of way?
Flood risk area and flooded in last 5 years?
Restrictions/covenants?
Conservation area?
Cladding?
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

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.