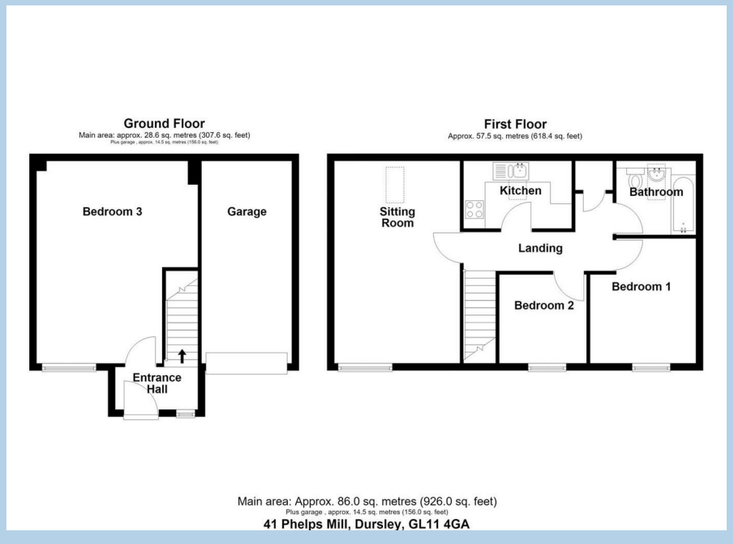
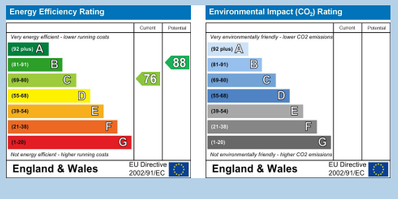
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41 Phelps Mill Close Dursley GL11 4GA

Price Guide

£230,000



DELIGHTFUL SPACIOUS THREE BEDROOM MAISONETTE STYLE COACH HOUSE WITH ATTACHED BELOW GARAGE. WITH NO ONWARD CHAIN. COMPRISING: ENTRANCE HALLWAY, LARGE GROUND FLOOR BEDROOM, STAIRS TO FIRST FLOOR, TWO ADDITIONAL BEDROOMS, HALLWAY LEADING TO SPACIOUS LOUNGE/DINER, MODERN FITTED KITCHEN, BATHROOM. ATTACHED EXTERNAL GARAGE PROVIDES STORAGE AND PARKING AND SMALL DRIVEWAY. GAS CENTRAL HEATING. EPC: C

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The Property Ombudsman
propertymark

41 Phelps Mill Close, Dursley, GL11 4GA

SITUATION

This well presented three bedroom house is situated in Phelps Mill Close which is in close proximity to the town centre of Dursley and its range of amenities including independent retailers, supermarket, doctor and dentist surgeries, swimming pool, library, primary and comprehensive schooling. The adjoining village of Cam has a Park and Ride railway station with regular services to Gloucester and Bristol with connections to the national railway network. Dursley is conveniently placed for commuting throughout the south-west via the A38 and M5/M4 motorway network.

DIRECTIONS

The property can be easily found on foot or by car; from Dursley town centre proceed in a north easterly direction through Silver Street on the A4135, proceed crossing the mini roundabout taking the first exit on the left into Lister Road, continue down the incline taking the first turning on the left onto Phelps Mill Close, proceed to the end of the road and then follow the road around to the right and then right again and property will be located on the right hand side.

DESCRIPTION

This spacious coach house in the heart of Dursley, offers excellent living accommodation along with garage and having NO ONWARD CHAIN. Comprising: Entrance hallway, spacious ground floor bedroom or second reception room, stairs to first floor and landing lead to a spacious lounge-diner, fitted kitchen, two further bedrooms and modern bathroom. Externally a single garage below provides parking or storage having light and power.

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

Welcoming hallway with space for coats and shoes, double glazed window to front, radiator and stairs to first floor, a doorway leads to:

GROUND FLOOR BEDROOM THREE 5.65 x 4.52 (18'6" x 14'9")

This versatile room offers exceptional space either as a bedroom or a second reception room, having double glazed window to front and two radiators.

ON THE FIRST FLOOR

LANDING

Providing access to all living areas with loft access and spacious built in airing cupboard housing Worcester boiler.

LOUNGE/DINER 5.66 x 3.56 (18'6" x 11'8")

Spacious with double glazed window to front and skylight, radiator and space for both lounging and dining.

KITCHEN

Modern feel with a range of wall and base units with worktop over, single electric oven, ceramic hob, stainless steel sink, laminate work surfaces, plumbing for washing machine and space for fridge freezer and skylight providing natural light.

BATHROOM

Modern white suite comprising of wash basin, WC, bath with shower over with shower screen, radiator, vinyl flooring, partially tiled walls, skylight.

BEDROOM ONE 2.50 x 2.48 (8'2" x 8'1")

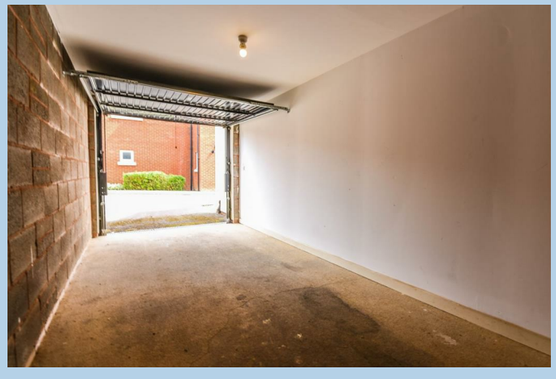
Double glazed window to front and radiator.

BEDROOM THREE 3.48 x 2.96 (11'5" x 9'8")

Double glazed window to front and radiator.

GARAGE

Situated next to the front door and having up-and-over door, power and lighting.





AGENT NOTES

Tenure: Leasehold
Leasehold term: 999 years (978 years remaining).
Service Charge: Approximately £1,700.00 per annum (paid 6 monthly to First Port)
Ground rent: £75.00 every 6 months to Premier Estates.
Services: All mains services are understood to be connected.
Council Tax Band: A
Broadband: Overhead/underground wire (not fibre)
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

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

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.



