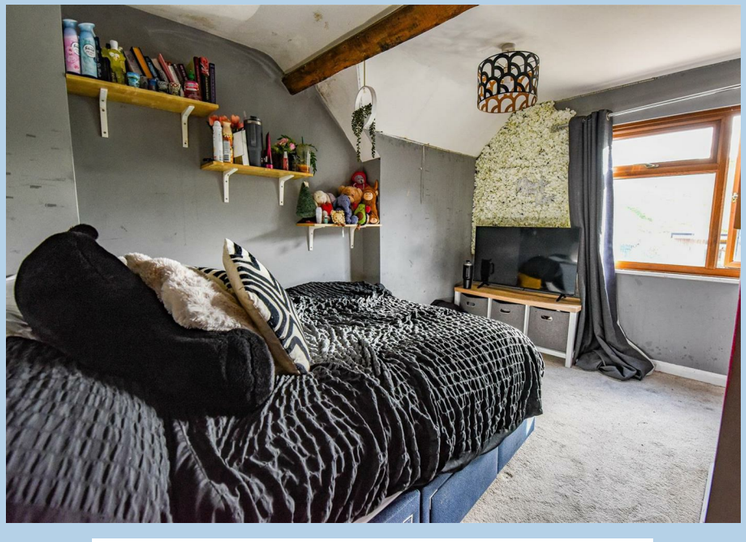
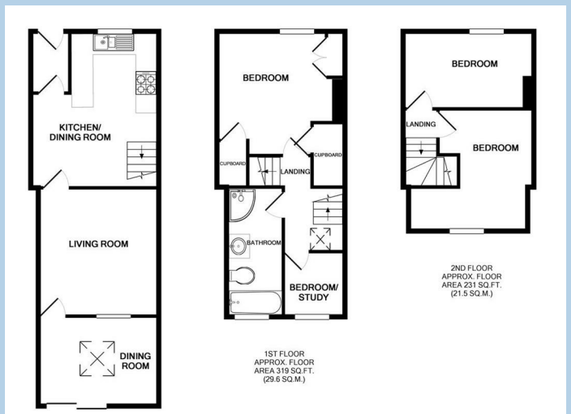
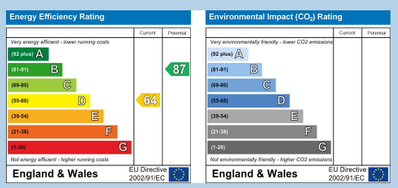
Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS







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.

Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

16 The Street North Nibley GL11 6DW

Price Guide

£350,000



CHARACTERFUL AND SPACIOUS THREE DOUBLE BEDROOM TERRACED COTTAGE, NO ONWARD CHAIN, CLOSE TO CENTRE IN SOUGHT AFTER VILLAGE, REAR GARDEN BACKING ONTO OPEN FIELDS, LARGE GARDEN ROOM/HOME OFFICE, ENTRANCE HALLWAY, KITCHEN/BREAKFAST ROOM, LIVING ROOM, DINING ROOM/3RD RECEPTION ROOM, FIRST FLOOR BEDROOM, OFFICE/STUDY, FAMILY BATHROOM, TWO FURTHER DOUBLE TOP FLOOR BEDROOMS, GAS CENTRAL HEATING, EXTENSIVE DOUBLE GLAZING, ON-STREET PARKING. ENERGY RATING: D.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

16 The Street, North Nibley, GL11 6DW

SITUATION

This property is located on The Street and is within walking distance of the village centre of the popular Cotswold village of North Nibley, which is in an Area of Outstanding Natural Beauty. The village has a shop and tearoom, local pub, church and chapel and primary school. The towns of Dursley and Wotton-under-Edge offer a further range of facilities along with secondary schooling and there are challenging eighteen hole golf courses at the nearby Stinchcombe Hill and The Cotswold Edge Golf Club. The village is also within easy access to the M5/M4 motorway network bringing the centres of Gloucester, Bristol and Cheltenham within easy commuting distance.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, proceeding straight across at the first mini roundabout, at the second mini roundabout take the first exit signposted Berkeley and Wotton-under-Edge, continue on the Dursley Road for approximately forty metres turning left after the Yew Tree Inn onto the B4060 signposted Wotton-under-Edge, continue for approximately two miles into North Nibley, upon entering the village proceed past the 30 mile per hour speed limit sign for approximately two hundred metres and take the right hand turning opposite The Black Horse Inn onto The Street and the property will be located shortly on the left hand side.

DESCRIPTION

This period terraced cottage has been in the same ownership for approximately fifteen years and is deceptively spacious with the accommodation arranged over the three floors. In previous years the property has been extended to the rear creating an extra reception room, and being well decorated and modernised throughout. On the ground floor there is an entrance hallway leading to the good size kitchen/breakfast room in turn leading to the good size living room, and finally the dining room/third reception room to the rear. On the first floor there is a double bedroom, family bathroom and study. On the top floor there are two further double bedrooms. Internally, the property further benefits from gas central heating, lovely views of the countryside to the rear, and extensively double glazed, with various characterful and period features throughout with ample built-in storage. Externally, the property has a good size enclosed rear garden with decking and laid to lawn area, a recently added garden room/home office and the garden backs onto open fields to the rear.

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

UPVC double glazed front door, storage cupboard, wooden door leading to:

KITCHEN/BREAKFAST ROOM 3.73m max nar. to 2.65m x 4.52m (max) (12'2" max nar. to 8'8" x 14'9" (max))

Fitted kitchen with base and wall units, roll top laminate work surface over, stainless steel sink and drainer, space and plumbing for washing machine, integrated fridge freezer, Vaillant gas boiler, double glazed window to front, double electric oven, electric induction hob and hood over fitted into an attractive red brick feature fireplace, tiled splashback, fitted dining table, tiled floor, stairs to first floor, exposed beams.

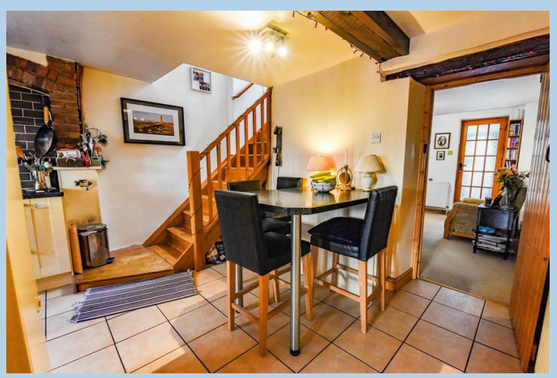
LIVING ROOM 3.47m (max) x 3.52m (max) (11'4" (max) x 11'6" (max))

Double glazed window, radiator, single glazed wooden door leading to:

DINING ROOM/RECEPTION THREE 3.46m x 2.61m (11'4" x 8'6")

Radiator, double glazed sliding door to garden, vaulted ceiling with double glazed Velux window.





ON THE FIRST FLOOR

LANDING

Radiator, stairs to top floor.

BEDROOM ONE 3.54m narrow. to 2.59m x 3.40m narrow. to 2.68m (11'7" narrow. to 8'5" x 11'1" narrow. to 8'9")

Two storage cupboards, fitted wardrobe, radiator, double glazed window to front.

STUDY/OFFICE 1.87m x 1.79m (6'1" x 5'10")

Radiator, double glazed window to rear.

FAMILY BATHROOM

Suite comprising bath, large shower cubicle with mixer shower, vanity wash hand basin, low level WC, heated towel rail, tiled floor, part tiled walls, double glazed window to rear, inset ceiling spotlights.

ON THE TOP FLOOR

SMALL LANDING

With access to loft which is a good size, is insulated and part boarded.

BEDROOM TWO 3.58m max. x 3.47m narrow. to 1.98m (11'8" max. x 11'4" narrow. to 6'5")

Double glazed window to rear, radiator.

BEDROOM THREE 3.81m narrow. to 3.56m x 2.25m (12'5" narrow. to 11'8" x 7'4")

Double glazed window to front, radiator, stone window ledge, exposed beams.

EXTERNALLY

The rear garden has small stone gravel area with storage under decking and steps leading up to elevated wooden decked seating area, with garden path and artificial grass to either side, leading to the top of the garden with good GARDEN ROOM/HOME OFFICE (3.35m x 3.35m) which has light and power, WIFI connectivity and window overlooking the open fields to the rear. There are various shrubs, plants, retaining stone walls and the property is fully enclosed by wood panel fencing to sides and rear. To the front of the property there is an outside tap with on-street parking to front.

AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: C.
Broadband: Fibre to the Premises
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.

