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79 Woodview Road, Dursley,
GL11 5SD

Price Guide
£310,000



THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE PLUS AMPLE DRIVEWAY PARKING, ENCLOSED SOUTH-WESTERLY FACING REAR GARDEN, MANY UPDATES THROUGHOUT INCLUDING UPDATED ROOF, EXTENSIVE NEW FLOORING AND DOUBLE GLAZING, ENTRANCE HALLWAY WITH CLOAKROOM, LARGE LIVING ROOM, SPACIOUS KITCHEN, CONSERVATORY, THREE FIRST FLOOR BEDROOMS, BATHROOM. ENERGY RATING: D.

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79 Woodview Road, Dursley, GL11 5SD

SITUATION

79 Woodview Road occupies a good position in the popular Norman Hill area of Cam. A range of facilities are available in the nearby centres of Cam and Dursley including: supermarkets, numerous independent retailers, doctors and dentist surgeries along with the Vale Community Hospital, swimming pool and library. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the National Rail network. Cam and Dursley have a choice of four primary schools and the recently refurbished Rednock Comprehensive School is within approximately one mile.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, continue over the first and second mini-roundabouts, after the second roundabout take the first turning on the right into Woodview Road. Continue for approximately 650 metres to the bottom of the incline and number 79 can be found on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 22 years and more recently suffered a fire in the roof space resulting in an insurance claim. Extensive works have been carried out to the upper level and roof including works to the roof, ceilings, plastering, doors and general updating. The property now has extensive new flooring and is ready to be moved straight into. The property briefly comprises; entrance hallway with new front door, cloakroom, living room, kitchen/dining room and conservatory. On the first floor there are three bedrooms and family bathroom. The rear garden benefits from its South-Westerly facing aspect and side access leads to garage plus ample driveway parking.

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 front door and panel, stairs to first floor.

CLOAKROOM

Low level WC, wall mounted wash hand basin, radiator, double glazed window to front, gas boiler.

LIVING ROOM 6.15m x 3.18m (20'2" x 10'5")

Double glazed window to front, radiator, double glazed sliding door to conservatory, door to:

KITCHEN/DINING ROOM 4.97m (max) x 3.66m (max) (16'3" (max) x 12'0" (max))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, space for large electric oven, one and half bowl stainless steel sink and drainer, two double glazed windows to side, double glazed French doors to rear, radiator, space and plumbing for washing machine, space for tall standing fridge freezer, storage cupboard.

CONSERVATORY 3.76m x 2.69m (12'4" x 8'9")

Double glazed windows and French doors to garden, perspex roof.

ON THE FIRST FLOOR

LANDING

Storage cupboard, double glazed window to rear, access to loft space.

BEDROOM ONE 3.89m narrowing to 3.36m x 3.20m (12'9" narrowing to 11'0" x 10'5")

Double glazed window to front, radiator.

BEDROOM TWO 3.75m x 2.70m (12'3" x 8'10")

Double glazed window to front, radiator.

BEDROOM THREE 3.08m narrowing to 2.74m x 2.23m (10'1" narrowing to 8'11" x 7'3")

Double glazed window to rear, radiator.

BATHROOM

Bath with electric shower, wash hand basin with pedestal, low level WC, radiator, double glazed window to side.

EXTERNALLY

The rear garden has flagstone patio, is laid to lawn and is fully enclosed by wood panel fencing. The garden benefits from being South-Westerly facing and has side access to GARAGE which has up and over door and leads to stone gravel driveway providing parking for 5/6 cars.



AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected.
Council Tax Band: C.
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

AGENTS NOTE TWO

The fire in the roof space occurred in 1st July 2024 with the insurance claim carrying out works to roof, loft, upstairs

ceiling and shower electrics. The works were carried out by Hemmings and Marshalsea and completed on 30th March 2025. The current vendor insures the property through Lloyds bank and pays approximately £380.28 per year. The building works have now been completed and building regulation sign-off is due to take place imminently.

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.

