



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.

79c Woodmancote, Dursley,
GL11 4AG

Price Guide
£340,000



THREE BEDROOM EXTENDED SEMI-DETACHED HOME, IMMACULATLY PRESENTED AND MODERNISED THROUGHOUT, NEW DRIVEWAY WITH AMPLE PARKING, LANDSCAPED LOW MAINTENANCE GARDEN, SINGLE STOREY EXTENSION TO REAR WITH NEW KITCHEN, OPEN ENTRANCE PORCH, ENTRANCE HALLWAY, LIVING ROOM, LARGE DINING/RECEPTION ROOM LEADING TO KITCHEN, UTILITY CUPBOARD, THREE FIRST FLOOR BEDROOMS, FAMILY BATHROOM WITH SEPARATE SHOWER, UPDATED DOUBLE GLAZING, GAS CENTRAL HEATING. ENERGY RATING: D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



79c Woodmancote, Dursley, GL11 4AG

SITUATION

The property is situated in a sought after location within walking distance of Dursley town. The town of Dursley offers a range of facilities including Sainsbury's supermarket, a good range of local retailers, along with swimming pool, sports hall and 18 hole golf course. Cam and Dursley have a choice of four primary schools and secondary schooling can be found at Rednock comprehensive school. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed out of town in an easterly direction on the A4135 and continue to the mini-roundabout, taking the second exit signposted Tetbury A4135, and the property can be found after approximately 400m on the left hand side.

DESCRIPTION

Constructed approximately 65 years ago, this three bedroom semi-detached house has been extended in recent years which has created a spacious ground floor accommodation. Modernised and updated throughout by the current owners, this immaculately presented home offers a fantastic opportunity to live in this sought after location within walking distance of Dursley town centre. The property has had extensive works carried out including new double glazing, re-wire, new kitchen and bathroom, updated flooring and internal doors and many more upgraded. Externally, a new brick paved driveway has been added to front with ample parking, a landscaped garden offers a pleasant area to enjoy with low maintenance and a good degree of privacy. The property briefly comprises; open entrance porch, entrance hallway, living room, large dining/reception room, utility cupboard and kitchen. On the first floor there are two double bedrooms, single bedroom and bathroom with separate shower.

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).

OPEN ENTRANCE PORCH

ENTRANCE HALLWAY

Double glazed front door and side panel, radiator, stairs to first floor, under stair cupboard.

LIVING ROOM 4.06m (max into bay) x 3.43m (13'3" (max into bay) x 11'3")

Double glazed bay window to front, radiator.

DINING/RECEPTION ROOM 4.47m x 3.95m (14'7" x 12'11")

Double glazed door to rear, storage cupboard with gas boiler, utility cupboard with space and plumbing for washing machine and tumble dryer, two radiators, leading to:

KITCHEN 3.54m x 2.46m (11'7" x 8'0")

Fitted kitchen with base and wall units, laminated work surfaces over, composite one and half bowl sink and drainer, double glazed window to rear, integrated tall fridge freezer, electric oven and grill with separate induction hob and extractor over, integrated dishwasher.

ON THE FIRST FLOOR

LANDING

Access to loft space with loft ladder and light, double glazed window to side.

BEDROOM ONE 4.05m (max into bay) x 3.44m narrowing to 2.69m (13'3" (max into bay) x 11'3" narrowing to 8'9")

Double glazed bay window to front, radiator.

BEDROOM TWO 4.00m x 3.47m narrowing to 2.59m (13'1" x 11'4" narrowing to 8'5")

Double glazed window to rear, radiator.

BEDROOM THREE 2.37m x 2.19m (7'9" x 7'2")

Double glazed window to front, radiator.

BATHROOM

Bath with shower off tap, separate shower cubicle with mixer, wash hand basin with pedestal, low level WC, radiator with heated towel rail, double glazed window to side.



EXTERNALLY

To the rear of the property there is a small decked area and stairs leading to flagstone patio and pleasant seating area. There is an artificial lawn enclosed by wood panel fencing, side gravel area with access to front with brick paved driveway providing parking for a number of vehicles.

AGENT NOTES

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

