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7 Orchard Close, Dursley,
GL11 5PU

Price Guide
£475,000



THREE BEDROOM DETACHED BUNGALOW IN POPULAR CUL-DE-SAC POSITION, CLOSE TO DOCTORS SURGERY AND AMENITIES, NO ONWARD CHAIN, GARAGE PLUS DRIVEWAY PARKING, ENCLOSED REAR GARDEN, ENTRANCE PORCH, ENTRANCE HALLWAY, THREE BEDROOMS, MASTER WITH EN-SUITE SHOWER ROOM, SEPARATE BATHROOM, LIVING/DINING ROOM, KITCHEN, UTILITY ROOM, CONSERVATORY, GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING: D.

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SITUATION

This detached bungalow is situated in this extremely popular location, within a few minutes walk of Cam village centre and within a stones throw of the Cam and Uley Family Practice NHS GP Surgery. Cam village amenities include Tesco's supermarket, doctors and dentist surgeries, churches, public houses and a choice of three primary schools. Cam has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham and onward connections to the national rail network. The adjoining town of Dursley has a wider range of shopping facilities including Sainsbury's supermarket, library, gym, swimming pool and 18 hole golf course along with secondary schooling. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road, continue straight across at the first and second mini-roundabouts. At the third mini-roundabout take the second exit and proceed down the incline for approximately 400 metres, taking the turning on the right into Fairmead and follow this road for 150 metres turning left into the cul-de-sac, continue passing the Orchard Medical Centre into Orchard Close and No. 7 can be found on the right hand side.

DESCRIPTION

This property has been in the same ownership for over nine years and is now offered to the market with no onward chain. The property is accessed via front garden with shrubs and steps to front door with driveway and garage to side. Internally, the property briefly comprises; entrance porch, entrance hallway, living/dining room, kitchen, utility room, three bedrooms, master having en-suite shower room and separate bathroom with conservatory to rear. The rear garden has various flowers, shrubs, pleasant patios and seating areas whilst offering a good degree of privacy.

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 PORCH

Double glazed front door, further door to:

ENTRANCE HALLWAY

Airing cupboard with hot water cylinder, radiator, access to loft space which is insulated and part boarded and has loft ladder.

LIVING/DINING ROOM 6.30m x 3.52m (20'8" x 11'6")

Double glazed window to front, two radiators.

KITCHEN 3.32m x 2.84m (10'10" x 9'3")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, under counter space for fridge and freezer, integrated dishwasher, electric oven and grill with separate gas hob and extractor over, composite one and half bowl sink and drainer, double glazed window to rear, door to:

UTILITY ROOM 2.17m x 2.17m (7'1" x 7'1")

Base and wall units, roll top laminated work surfaces over, space and plumbing for washing machine and tumble dryer, gas boiler, radiator, loft access, door to garage, further door to:

CONSERVATORY 4.93m x 2.71m (16'2" x 8'10")

Double glazed windows and door, perspex roof.

BEDROOM ONE 3.79m x 3.77m narrowing to 3.07m (12'5" x 12'4" narrowing to 10'0")

Double glazed window to front, radiator, built in wardrobe, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with electric shower, vanity wash hand basin, low level WC, double glazed window to side, heated towel rail.

BEDROOM TWO 3.06m x 3.00m (max) (10'0" x 9'10" (max))

Double glazed window to rear, radiator, fitted wardrobes.

BEDROOM THREE 2.65m x 2.07m (8'8" x 6'9")

Double glazed window to rear, radiator.



BATHROOM

Bath with electric shower, low level WC, vanity wash hand basin, heated towel rail.

EXTERNALLY

The rear garden has pleasant flagstone patio seating areas, various shrubs and flower beds, tap and the garden is enclosed by wood panel fencing. Side access leads to a further front garden with flower beds, pathway to front door, side brick paved driveway providing parking for two cars leading to GARAGE (5.87m x 2.39m (max) which has light and power and up and over door to front.

AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected.
Gas central heating.

Council Tax Band: E.
Broadband: Overhead/underground wire (not fibre)
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
Permitted development rights on this property require permission from the nearby Church for these alterations. There is a covenant allowing access to back of the wall of the neighbouring property for maintenance.

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.

