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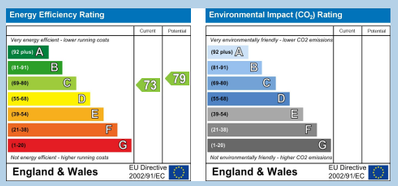
Bennett Jones PARTNERSHIP







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# 6 Jubilee Close, Dursley, GL11 5JQ

Asking Price

£320,000

OFFERED WITH NO ONWARD CHAIN. THREE-BEDROOM SEMI-DETACHED HOME IN A POPULAR CUL-DE-SAC, BACKING ONTO JUBILEE PLAYING FIELDS. ACCOMMODATION INCLUDES LOUNGE, KITCHEN/DINER, CONSERVATORY, DOWNSTAIRS CLOAKROOM AND FIRST-FLOOR SHOWER ROOM. GOOD-SIZED REAR GARDEN, GARAGE WITH REAR ACCESS, AND DRIVEWAY PARKING FOR TWO CARS. EPC: C.

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The Property Ombudsman
propertymark

# 6 Jubilee Close, Dursley, GL11 5JQ

## SITUATION

This well proportioned three bedroom semi-detached property is situated in Jubilee Close which is a sought after cul-de-sac in a popular residential area, backing onto Jubilee Playing fields providing a range of country walks, also within a few minutes walk is the village centre which has a range of services including: supermarket, church, public house, doctors and dentists surgeries. The village also has a choice of primary schools and the nearby town of Dursley offers a wider range of shopping facilities with swimming pool, sports hall and an eighteen hole golf course. Cam is well placed for access to the A38 and onward connections to the M5/M4 motorway network. The village has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

## DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, continuing straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit and proceed down the incline turning left into Manor Avenue and continue through Manor Avenue for approximately six hundred metres, turning left into Jubilee Close and continue, taking the second turning on the left; staying on Jubilee Avenue, and the property will be located on the right hand side.

## DESCRIPTION

This property has been in the same ownership for a number of years and is now offered to the market with no onward chain. Having been kept to a good stand with only minor cosmetic changes required, this property offers an excellent opportunity for someone looking to add their own stamp. The property briefly comprises; entrance hall with downstairs cloakroom, good sized living room with double doors leading to kitchen diner and conservatory leading out to the garden with rear access to the garage. On the first floor there are two double bedrooms, one single bedroom and a family bathroom. We strongly advise viewing at your earliest opportunity.

## 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).

## ON THE GROUND FLOOR

### ENTRANCE HALL

Double glazed door and side light, stairs to first floor, radiator.

### CLOAKROOM

Low level WC, wash hand basin, double glazed window, radiator.

### LOUNGE 4.56m x 4.17m (14'11" x 13'8")

Double glazed window, cupboard under stairs, radiator.

### KITCHEN/DINER 5.21m x 2.56m (17'1" x 8'4")

Range of wall and base units with integrated fridge freezer, oven and hob with extractor over, space for washing machine, and dishwasher, one and a half bowl sink unit with mixer tap, splashback, radiator, double glazed window, double glazed patio doors, Worcester gas boiler.

### CONSERVATORY 2.85m x 2.80m (9'4" x 9'2")

Double glazed windows, patio doors.

## ON THE FIRST FLOOR

### LANDING

Access to loft, airing cupboard housing hot water cylinder, double glazed window.

### BEDROOM ONE 3.34m x 3.07m (10'11" x 10'0")

Double glazed window, built-in wardrobes, radiator.

### BEDROOM TWO 2.76m x 2.26m (9'0" x 7'4")

Double glazed window, built-in wardrobes, radiator.

### BEDROOM THREE 2.39m x 2.34m (7'10" x 7'8")

Double glazed window, storage cupboard, radiator.

## SHOWER ROOM

Shower cubicle with dual shower, tiled wall, low level WC, pedestal wash hand basin, heater towel rail, spot lights, double glazed window.

## EXTERNALLY

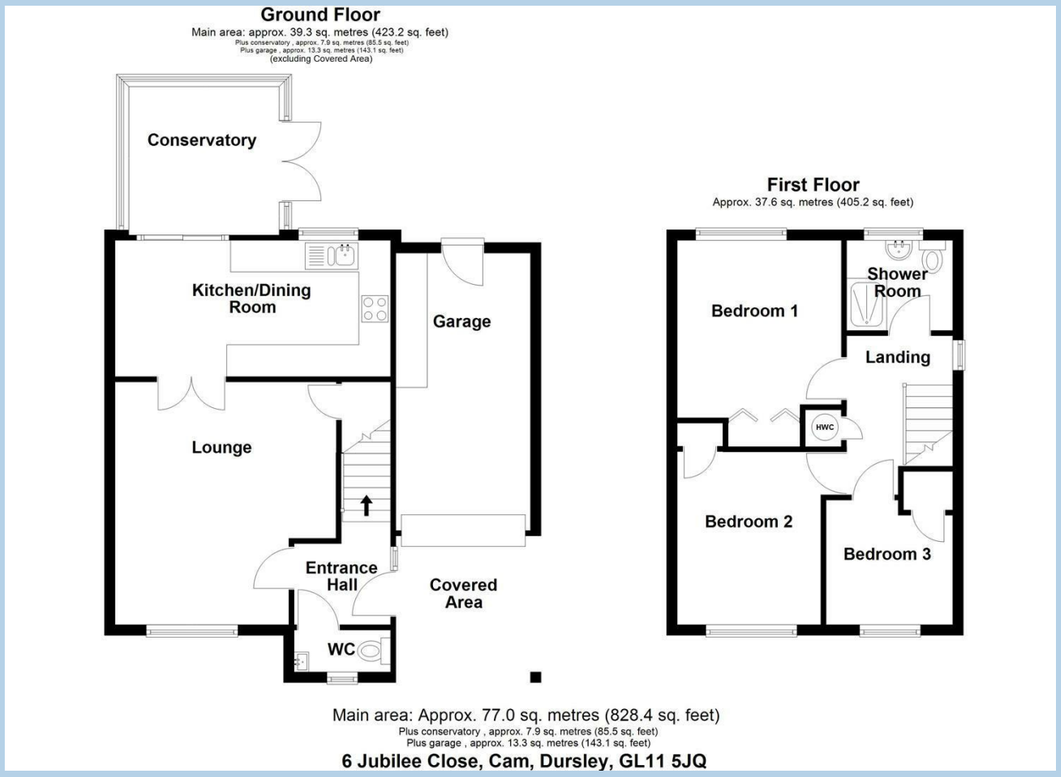
To the rear is a patio, good sized lawn with flower borders, enclosed by fence panels, door to GARAGE 5.21m x 2.54m with electric roller door, attic storage, power and light. To the front of the property is a tarmac driveway providing parking for two cars in tandem and front lawn with various shrubs and flowers.

## AGENT NOTES

Tenure: Freehold
Services: All mains services are understood to be connected.
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

## 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.