



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	91	A	A
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-91) A</p> <p>(69-81) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-38) F</p> <p>(1-38) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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8 Forge Road, Dursley,  
GL11 4GB

Asking Price  
**£230,000**



\*\*\* OPEN HOUSE 11/04 10:30-12:00 NO APPOINTMENT NEEDED\*\*\* WELL PRESENTED TWO BEDROOMED TERRACED HOUSE WITH GARAGE WITHIN WALKING DISTANCE OF TOWN CENTRE AND AMENITIES. ENTRANCE HALL, CLOAKROOM, KITCHEN, LOUNGE/DINING ROOM WITH FRENCH DOORS TO THE GARDEN, TWO DOUBLE FIRST FLOOR BEDROOMS, BATHROOM/2ND WC, ENCLOSED GARDEN. COUNCIL TAX BAND B, ENERGY RATING C

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



## 8 Forge Road, Dursley, GL11 4GB

### SITUATION

This two bedroom house is situated in Forge Road which is a modern development constructed in 2007 within walking distance of the town centre. Close by is a communal play area and the town amenities include: independent retailers, Sainsbury's supermarket, doctors and dentists surgeries, swimming pool, library, along with comprehensive and primary schooling. The adjoining village of Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Dursley is also conveniently situated for commuting throughout the south west via the A38 and M5/M4 motorway network.

### DIRECTIONS

The property can be easily found on foot or by car; from Dursley town centre proceed in a north easterly direction through Silver Street on the A4135, proceed crossing the mini roundabout taking the first exit on the left into Lister Road, continue down the incline taking the first turning on the right into Browning's Lane and then immediately right into Forge Road and number 8 will be found on the left hand side.

### DESCRIPTION

This well presented house was constructed by Crest Nicholson approximately 17 years ago. The property has been in the same ownership for approximately 5 years and benefits from a garage and on-street parking close by. Internally, the property briefly comprises; entrance hallway, cloakroom, kitchen and living/dining room. On the first floor there are two double bedrooms and bathroom. The property has double glazing and gas central heating. There is an attractive enclosed garden with rear pedestrian access. We would suggest 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

Having composite front door, tiled flooring, radiator, stairs to first floor.

### CLOAKROOM

Having wash hand basin, WC, radiator, double glazed window.

### LOUNGE/DINING ROOM 4.71m (narrowing to 2.84m) x 3.94m (15'5" (narrowing to 9'3") x 12'11")

Double glazed French doors to rear with side screen, radiator, under stairs storage cupboard and laminate flooring.

### KITCHEN 3.00m x 1.75m (9'10" x 5'8")

Having a range of wall and base units with laminated work surface over, stainless steel one and a half bowl sink single drainer unit, plumbing for washing machine and dishwasher, built-in oven, gas hob with cooker hood, tiled flooring, double glazed window to front.

### ON THE FIRST FLOOR

### LANDING

Having access to part boarded loft with loft ladder and light.

### BEDROOM ONE 3.91m (narrowing to 2.83m) x 3.10m (12'9" (narrowing to 9'3") x 10'2")

Having double glazed window to front, over stair cupboard housing Worcester combination boiler supplying radiator central heating and domestic hot water,.

### BEDROOM TWO 3.92m x 2.69m (12'10" x 8'9")

Having double glazed window to rear, radiator.

### BATHROOM

Having white suite with pedestal wash hand basin, WC, bath with mixer shower tap over, extractor fan.

### EXTERNALLY

To the rear of the of the property the garden is fully enclosed with pedestrian rear gate with attractive paved path and patio area and low maintenance gravel garden. There is a GARAGE which is the first garage under the coach house at 12 Forge Road having up-and-over door.

### AGENT NOTES

Tenure: Freehold

Services: All mains services are understood to be connected, gas fired central heating.

Council Tax Band: B

Broadband: Fibre to the Premises.

The garage is leasehold with a 999 year lease commenced 2005 (975 years remaining).

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information  
Maintenance Charge: Bi-annual payment, currently £353.62 to First Port.

### 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.

