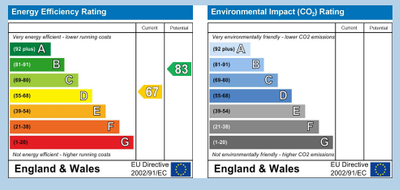
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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56 Ryder Close, Dursley, GL11 5SG

Price Guide

£295,000



TWO BEDROOM SEMI-DETACHED BUNGALOW IN END OF CUL-DE-SAC POSITION, GARAGE PLUS LONG DRIVEWAY, GOOD SIZED ENCLOSED GARDEN, DOUBLE GLAZING PLUS GAS CENTRAL HEATING, ENTRANCE HALLWAY, KITCHEN, LIVING/DINING ROOM, TWO BEDROOMS, BATHROOM, NO ONWARD CHAIN. ENERGY RATING: TBC.

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The Property Ombudsman
propertymark

56 Ryder Close, Dursley, GL11 5SG

SITUATION

This property is located in the popular and sought after area of Ryder Close on Norman Hill in Cam. The house occupies an elevated position with views to the front overlooking the surrounding countryside. The property is well situated for a range of shopping facilities including: Tesco supermarket in Cam and Sainsbury's supermarket in Dursley. The town also has a wider range of local retailers along with library, swimming pool and 18 hole golf course at Stinchcombe Hill. Cam and Dursley have a choice of four primary schools as well as secondary schooling at Rednock Comprehensive School. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Cam is also well placed for commuting via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, continuing straight across at the first and second mini roundabouts, after the second mini roundabout proceed for approximately 300 metres, taking the first turning on the right into Woodview Road and continue down the incline taking the third turning on the right into Ryder Close, proceed for approximately 150 metres and take the turning on the left, continuing onto Ryder Close. Take the next right and the property will be located on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 15 years and is now offered to the market with no onward chain. Occupying a tucked away position, this property also benefits from lovely views to rear over the good sized established garden. There is a further garden to front with long driveway leading to garage. Internally, the property briefly comprises; entrance hallway, kitchen, living/dining room, two bedrooms and bathroom. The property benefits from gas central heating and double glazing.

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, airing cupboard with hot water cylinder, access to loft space, radiator.

KITCHEN 3.21m (max) x 2.67m (max) (10'6" (max) x 8'9" (max))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, electric oven and grill, separate hob, composite one and half bowl sink and drainer, space for tall standing fridge freezer, gas boiler, double glazed window and door to garden.

LIVING/DINING ROOM 5.82m x 3.24m (19'1" x 10'7")

Double glazed sliding door to garden, radiator.

BEDROOM ONE 3.24m x 3.12m (10'7" x 10'2")

Double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO 2.78m narrowing to 2.25m x 2.69m (9'1" narrowing to 7'4" x 8'9")

Double glazed window to front, radiator.

BATHROOM

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

EXTERNALLY

The rear garden is a particular feature with patio, pond and good-sized garden laid to lawn. There are flower beds, borders, various fruit trees, greenhouse which is all enclosed by wood panel fencing. Side door leads to





GARAGE (5.22m x 2.59m (max)) which has single glazed window to rear, light and power and up and over door to front. There is side access to front which has further garden laid to lawn, long driveway providing tandem parking for three cars.

AGENT NOTES

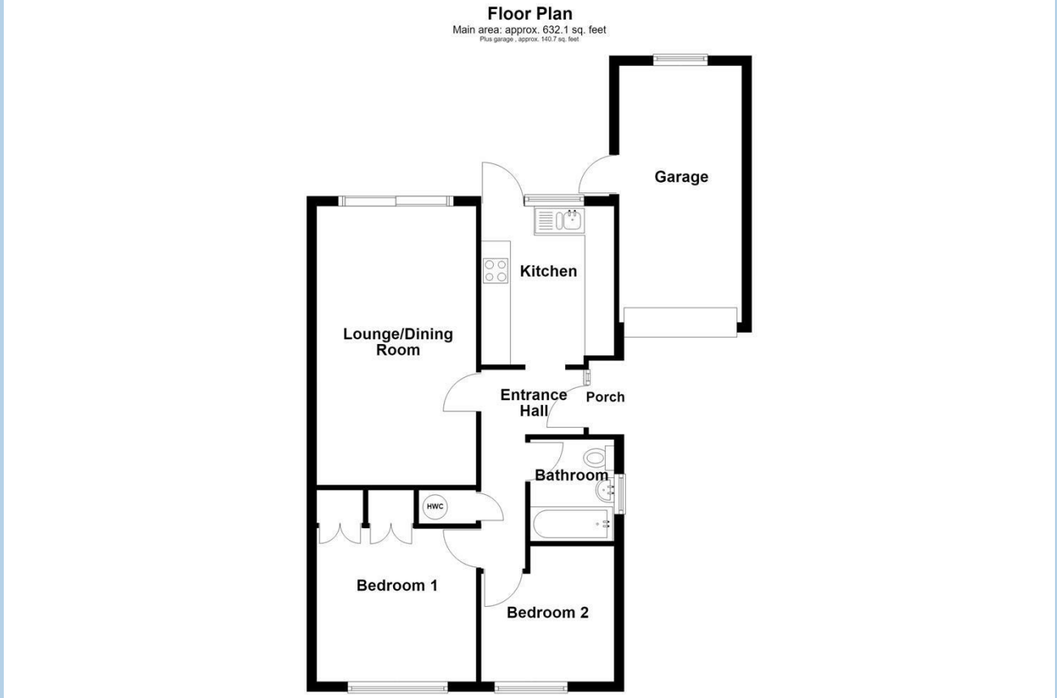
Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: C.
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



Main area: Approx. 58.7 sq. metres (632.1 sq. feet)
Plus garage , approx. 13.1 sq. metres (140.7 sq. feet)
56 Ryder Close, Norman Hill, Dursley, GL11 5SG



