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76 Woodmancote, Dursley,
GL11 4AJ

£215,000



CHARACTERFUL THREE BEDROOM COTTAGE OFFERED WITH NO ONWARD CHAIN. HAVING BEEN PARTIALLY RENOVATED, THIS PROPERTY IS NOW READY FOR THE NEXT OWNER TO ADD THEIR OWN STAMP ON WHAT COULD BE A BEAUTIFUL COTTAGE. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE PORCH, HALLWAY, KITCHEN, LOUNGE/DINER WITH WOOD BURNER, THREE BEDROOMS AND FAMILY BATHROOM. THERE IS A SHARED HALL TO FROM FRONT TO BACK GIVING ACCESS TO A GOOD SIZED GARDEN. TO THE FRONT IS PARKING FOR ONE CAR. EPC: C

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SITUATION

The property is situated on the edge of Dursley town overlooking the wooded slopes of Stinchcombe Hill, which is an area designated as one of outstanding natural beauty. 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, proceed straight across into Woodmancote. Continue on this road and the property can be found on the right hand side opposite the park, just after the turning for Nunnery Lane.

DESCRIPTION

This characterful cottage has been in the same ownership for over 20 years and is now offered to the market with no onward chain. The property has been partially refurbished and would benefit from continued modernisation and improvement. The property briefly comprises; Entrance porch, inner hall, kitchen, lounge/diner, three first floor bedrooms, and family bathroom. There is a shared side hall giving access from the front to the rear and a path leads to the rear garden. At the front of the property is a small paved driveway for one car with potential to create a second parking space.

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 PORCH

Double glazed upvc windows and door, tiled floor, stable door to:

HALL

Steps down, tiled floor, radiator, door to side hall/corridor.

KITCHEN 3.11m x 2.38m (10'2" x 7'9")

Wall and base units with integrated gas hob and extractor over, electric oven, integrated dishwasher, space for fridge/freezer and washing machine, stainless steel single drainer sink unit, exposed beam, stairs to first floor.

LOUNGE 4.55m x 3.13m (14'11" x 10'3")

Single glazed window with built-in window seat, fireplace, exposed beam, radiator.

ON THE FIRST FLOOR

LANDING

Radiator, cupboard with Glow Worm boiler, access to loft.

BEDROOM ONE 3.35m x 2.74m (10'11" x 8'11")

Double glazed window, radiator.

BEDROOM TWO 2.92m x 2.79m (9'6" x 9'1")

Double glazed window, radiator.

BEDROOM THREE 2.91m x 2.05m (9'6" x 6'8")

Double glazed window, radiator, built-in wardrobe.

BATHROOM

Double glazed window, suite comprising bath with electric shower over, low level WC, pedestal wash hand basin, part tiled splashback, radiator, electric heater.

EXTERNALLY

There is a paved drive to the front of the property with parking for one car, front gate with steps down to path,



small garden, door to shared passage. From the rear passage there is a shared path which leads to the rear garden with patio area and good sized lawn area enclosed by attractive Cotswold stone wall and fence panels.

AGENT NOTES

Tenure: Freehold with flying freehold. The neighbours on either side have right of access through the side passage.
Services: All mains services are believed to be connected.
Property subject to probate which has been granted.
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.

