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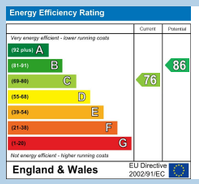
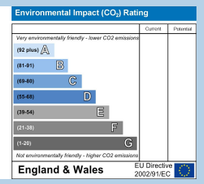
Bennett Jones PARTNERSHIP





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40 Harrolds Close, Dursley, GL11 4FD

Asking Price
£300,000

THREE BEDROOM SEMI-DETACHED PROPERTY IN AN ELEVATED POSITION WITH VIEWS AND WITHIN WALKING DISTANCE TO THE TOWN CENTRE. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, CLOAKROOM, KITCHEN/BREAKFAST ROOM, LOUNGE/DINER, MASTER BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARDEN, PARKING FOR TWO CARS AND SINGLE GARAGE. EPC: C

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propertymark

40 Harrolds Close, Dursley, GL11 4FD

SITUATION

This 3 bedroom house was constructed in this outstanding elevated position overlooking the town and the wooded slopes of Stinchcombe Hill. The property is within a few minutes walk of the town centre which has a range of local retailers along with Sainsbury's supermarket, also within close proximity are doctors and dentists surgeries and secondary schooling. Cam and Dursley are well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham and onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed in a south easterly direction out of town through Silver Street, taking the first turning on the right into Henlow Drive, proceed up the incline bearing right, then left into Union Street, continue for approximately two hundred and fifty metres turning right into Harrolds Close. Follow the road around to the right and the back of the property will be found towards the end of the cul-de-sac.

DESCRIPTION

This property was constructed approximately 16 years ago and been in the same ownership for the last 6 years and has been lovingly maintained by the current occupiers. With its elevated position, far reaching views across the town can be enjoyed from the front side of the house. The property benefits from a versatile kitchen/breakfast room and lounge/diner with French doors out to a fully enclosed garden with access to driveway and parking. On the first floor is a master bedroom with en-suite, two further bedrooms and family bathroom. There is also a cloakroom on the ground floor.

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 HALL

Having radiator and stairs to the first floor.

CLOAKROOM

Having low level WC, wall mounted wash hand basin, extractor fan and radiator.

KITCHEN/BREAKFAST ROOM 3.38m x 2.72m (11'1" x 8'11")

Having a range of wall and base units with integrated oven and hob with extractor hood over, tiled splash back, space for freestanding fridge freezer, space and plumbing for washing machine and dishwasher, sink with mixer tap, double glazed window with elevated views to front, radiator.

LOUNGE/DINER 4.82m (narrowing to 3.75m) x 4.22m (15'9" (narrowing to 12'3") x 13'10")

Having cupboard under stairs, radiator, double glazed window, double glazed French doors to rear.

ON THE FIRST FLOOR

LANDING

Having airing cupboard housing hot water cylinder, access to loft.

MASTER BEDROOM 3.38m x 2.85m (11'1" x 9'4")

Having double glazed window, built in wardrobe and radiator.

EN-SUITE SHOWER ROOM

Having low level WC, wash hand basin with pedestal, shower cubicle, part tiled wall, radiator and extractor fan.

BEDROOM TWO 2.92m x 2.53m (9'6" x 8'3")

Having radiator, double glazed window.

BEDROOM THREE 2.21m x 2.00m (7'3" x 6'6")

Having radiator, double glazed window.

FAMILY BATHROOM

Having low level WC, wash hand basin with pedestal, bath with shower over, part tiled wall, double glazed window and radiator.

EXTERNALLY

To the rear of the property is a nice size lawn area bound by wooden panel fencing and red brick wall. There is a decking area, flower border with various shrubs and outside tap. A side gate leads to a paved driveway providing parking for two cars in tandem and access to a single GARAGE (5.31m x 2.72m) with up and over door. At the front of the property is a small lawn area with steps up to the front door.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed 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

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.