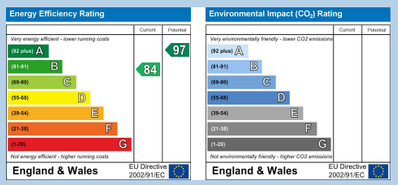
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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Bennett Jones PARTNERSHIP

30 Graham Edge, Dursley, GL11 4FJ

Price Guide

£299,000



A WELL-PRESENTED THREE BEDROOM HOME OFFERING SPACIOUS, MODERN ACCOMMODATION WITH A KITCHEN/BREAKFAST ROOM, GENEROUS LOUNGE/DINER AND PRINCIPAL BEDROOM WITH EN-SUITE. THE PROPERTY ALSO BENEFITS FROM AN ENCLOSED REAR GARDEN, PARKING FOR THREE VEHICLES AND THE REMAINDER OF THE NHBC WARRANTY. AN IDEAL HOME FOR FIRST-TIME BUYERS, DOWNSIZERS OR GROWING FAMILIES. EPC: B

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The Property Ombudsman
propertymark

30 Graham Edge, Dursley, GL11 4FJ

SITUATION

Situated in a tranquil neighbourhood, this property offers a peaceful retreat with views while still being close to local amenities within the town of Dursley and having exceptional transport links via the Cam train Station and M4/M5 corridor. No 30 Graham Edge is situated on this extremely popular development within walking distance of Dursley town centre. but close to Cam. Cam has a growing range of facilities including: Tesco supermarket, local traders along with post office, and doctors and dentists surgeries. The village also has a choice of three primary schools. Dursley town offers a wider range of shopping facilities including Sainsbury's and Lidl supermarkets and both primary and secondary schooling. There are further facilities including a range of local traders along with post office, doctors and dentists surgeries, local gyms, swimming pool, cafes and restaurants.

DIRECTIONS

From Dursley town centre proceed past Sainsbury's supermarket along the A4135 and at the town hall and church, take the first exit on the roundabout onto Long Street and continue to the bottom of the incline, taking the left turning at the junction onto Drake Lane. Take the next turning on the left onto Lister Road and proceed 150 metres and take the right hand turning onto Graham Edge. Proceed a further 100 metres and the property will be located on the right hand side.

DESCRIPTION

This property has been in the same ownership since new and offers the remainder of the NHBC warranty. Number 30, occupies a pleasant, tucked away spot in the estate and having a real sense of privacy. The property has been kept in excellent condition, with particular additions including Hillary's blinds and wooden internal shutters. The house would be perfect for someone looking for a quiet spot near the town and its amenities. The property briefly comprises; entrance hall, kitchen/breakfast room, lounge/diner, cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. To the back of the property is a fully enclosed private rear garden with side access to paved parking for three cars in tandem.

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

Stairs to first floor. Composite front door, radiator, thermostat and under stair storage cupboard.

KITCHEN 3.34m x 3.07m (10'11" x 10'0")

Wall and base units with worktop over, one and a half bowl sink and mixer tap. Space for washing machine, fridge freezer and dishwasher. Integral oven and gas hob with extraction over. Cupboard housing Ideal combi boiler. Double glazed window and radiator.

CLOAKROOM

Pedestal wash hand basin, low level WC, radiator and double glazed window.

LOUNGE/DINER 4.68m x 3.27m (15'4" x 10'8")

Double glazed patio doors with side panel. Radiator

ON THE FIRST FLOOR

LANDING

Access to loft, radiator.

MASTER BEDROOM 2.88m x 2.49m (9'5" x 8'2")

Built in wardrobe, double glazed window and radiator, room thermostat.

EN-SUITE

Shower cubicle, pedestal wash hand basin, low level WC. Part tiled wall, heater and double glazed window with extractor fan.

BEDROOM TWO 2.71m x 3.09m (8'10" x 10'1")

Radiator and double glazed window.

BEDROOM THREE 1.87m x 3.26m (6'1" x 10'8")

Double glazed window and radiator.





BATHROOM

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

EXTERNALLY

To the rear of the property there is a patio, shed, outside tap, side gate leading to paved parking for three cars. Raised beds with sleepers, shrubs, gravel path and enclosed by wooden panelled fence. To the front of the property is a small gravel garden with shrubs and steps up to the front door, bound by iron railing.

AGENT NOTES

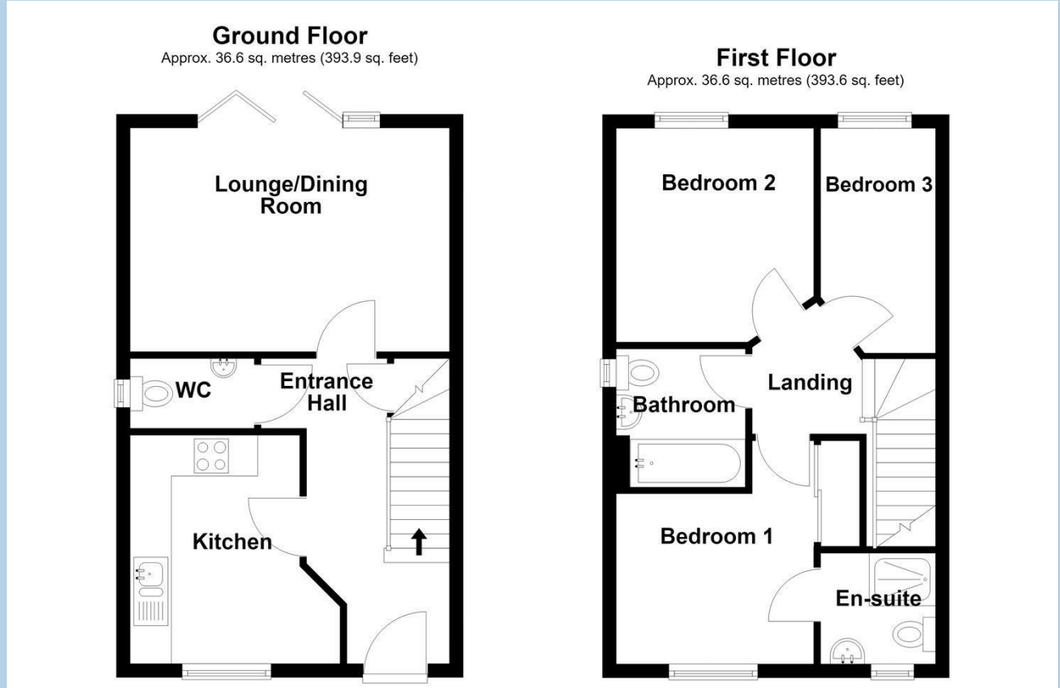
Tenure: Freehold
Services: All mains services are believed to be connected. Water Meter installed.
Council Tax Band: C
There is a maintenance charge of £130 paid twice per annum.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

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.



Total area: approx. 73.2 sq. metres (787.5 sq. feet)

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