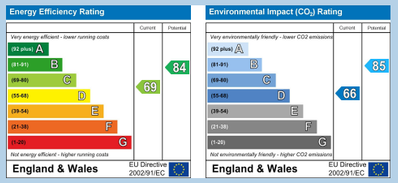
Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS





MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.
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.

Bennett Jones
PARTNERSHIP

ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

2 Sutton Close, Dursley, GL11 4JU

Price Guide
£240,000



TWO BEDROOM SEMI-DETACHED HOUSE IN TUCKED AWAY LOCATION AND WITHIN WALKING DISTANCE OF DURSLEY TOWN CENTRE. ACCOMMODATION COMPRISES OF LIVING ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY, TWO BEDROOMS AND BATHROOM WITH SHOWER OVER BATH. FURTHER BENEFITS INCLUDE GAS CENTRAL HEATING, GARDEN, GARAGE/WORKSHOP AND FURTHER PARKING. NO ONWARD CHAIN.
EPC: C.

01453 544500
31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk
sales@bennettjones.co.uk

The Property Ombudsman
propertymark

2 Sutton Close, Dursley, GL11 4JU

SITUATION

This property is situated in a tucked away location in Sutton Close which is within walking distance of Dursley town centre and its amenities. Dursley has a range of local shops along with swimming pool, sports hall, library and Sainsbury's supermarket, and is within 5 minutes walk of the Old Spot Public House. There is a choice of four primary schools in Cam and Dursley and comprehensive schooling can be found in the recently refurbished Rednock comprehensive school. The property is situated on the lower slopes of Stinchcombe Hill and there are numerous country walks throughout the adjoining woodland. Commuting to 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 regular services to Gloucester and Bristol and onward connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed out of town through Silver Street on the A4135 and at the end of the rank of shops turn right into Henlow Drive. Continue up the incline to the mini roundabout bearing right and continue for approximately 50 metres taking the turning on the right into Union Street and take the immediate turning on the left into The Slade, continue for approximately 50 metres taking the first turning on the left into Sutton Close and the property can be located on the left hand side.

DESCRIPTION

This property has been in the same ownership for approximately 9 years and has been an investment property during this time. This property would be an ideal investment opportunity with tenants currently in situ or a first time buyer opportunity (once notice has been served). The property briefly comprises; canopy porch, living/dining room, kitchen and conservatory. On the first floor there are two bedrooms and bathroom. To the rear of the property there is an enclosed lawned garden with patio. To the front of the property there is a driveway leading to garage. The property has a combination of uPVC and wooden double glazing and gas central heating.

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).

CANOPY PORCH

LIVING /DINING ROOM 4.70m (max) x 3.64m (max) (15'5" (max) x 11'11" (max))

Double glazed front door and window to front, radiator and stairs to first floor.

KITCHEN/BREAKFAST ROOM 3.63m x 2.45m (11'10" x 8'0")

Fitted kitchen with base and wall units, roll top laminated work surfaces over, space for tall standing fridge freezer, electric oven and hob with hood over, space and plumbing for washing machine, stainless steel sink and drainer, radiator, gas boiler, double glazed window and door to:

CONSERVATORY 3.00m (max) x 3.00m (max) (9'10" (max) x 9'10" (max))

Double glazed windows and French doors to garden, polycarbonate roof.

ON THE FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE 3.65m x 2.54m (max) (11'11" x 8'3" (max))

Double glazed window to rear, built in storage cupboard with sliding door mirror to front and radiator.

BEDROOM TWO 3.64 x 2.87m narrowing to 2.14m (11'11" x 9'4" narrowing to 7'0")

Double glazed window to front and radiator.

BATHROOM

Bath with electric shower, low level wc, radiator, wash hand basin with pedestal, double glazed window to side.

EXTERNALLY

To the front of the property there is a laid to lawn area with shrubs, stepped pathway leading to front door, further steps leading to driveway providing parking for one vehicle leading to GARAGE. To the rear of the property, the garden is laid to lawn with patio, pond, borders and outside tap. The rear garden has far reaching views towards Cam Peak and the surrounding countryside.

AGENT NOTES

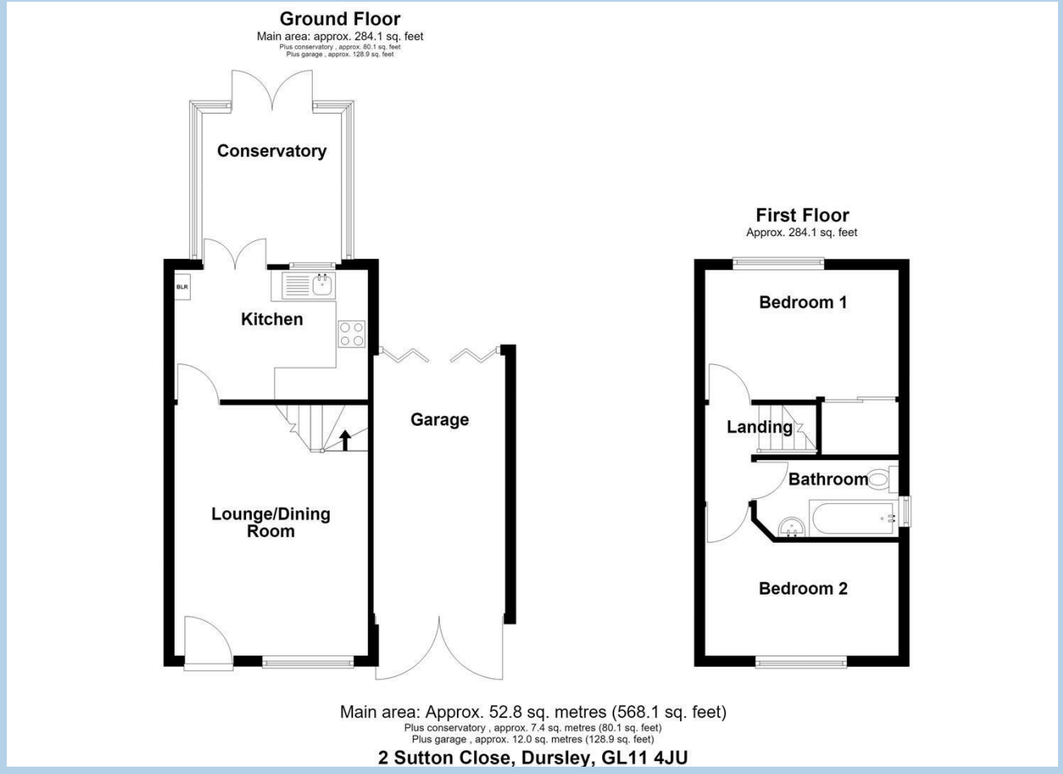
Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: B.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
The property is currently tenanted and if vacant possession is required, notice will be served which is 4 months. In our experience, the average timescale from agreeing a sale through to completion is approximately 3-4 months.

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. 52.8 sq. metres (568.1 sq. feet)
Plus conservatory , approx. 7.4 sq. metres (80.1 sq. feet)
Plus garage , approx. 12.0 sq. metres (128.9 sq. feet)
2 Sutton Close, Dursley, GL11 4JU



