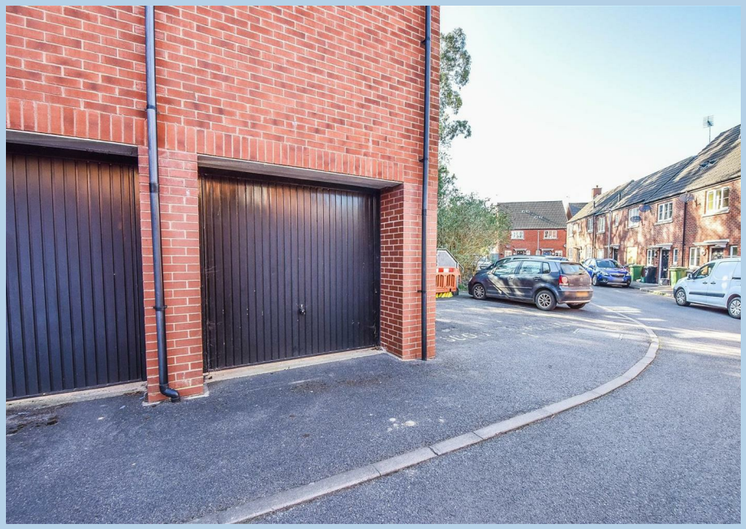
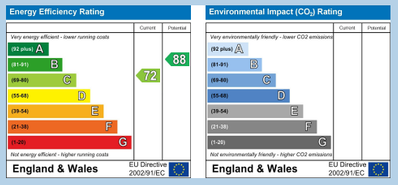
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

Bennett Jones PARTNERSHIP





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19 Phelps Mill Close, Dursley, GL11 4GA

Price Guide

£240,000

TWO BEDROOM SEMI-DETACHED HOME WITH GARAGE, OFFERED TO THE MARKET WITH NO ONWARD CHAIN, WITHIN WALKING DISTANCE OF TOWN CENTRE AND AMENITIES, ENTRANCE HALLWAY, CLOAKROOM, KITCHEN, LOUNGE/DINING ROOM WITH FRENCH DOORS TO GARDEN, TWO DOUBLE FIRST FLOOR BEDROOMS, BATHROOM. COUNCIL TAX BAND: B. ENERGY RATING: C.

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The Property Ombudsman
propertymark

19 Phelps Mill Close, Dursley, GL11 4GA

SITUATION
This two bedroom semi-detached house is situated in the Phelps Mill area of Dursley in this modern development close to the town centre. Close by is a communal play area and the town amenities include: independent retailers, Sainsbury's supermarket, doctors and dentists surgeries, swimming pool, library, along with comprehensive and primary schooling. The adjoining village of Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Dursley is also conveniently situated for commuting throughout the south west via the A38 and M5/M4 motorway network.

DIRECTIONS
The property can be easily found on foot or by car; from Dursley town centre proceed in a north easterly direction through Silver Street on the A4135, proceed crossing the mini roundabout taking the first exit on the left into Lister Road, continue down the incline taking the first turning on the left onto Phelps Mill Close, proceed to the end of the road and the property will be located straight ahead.

DESCRIPTION
Constructed in 2007 by Crest Nicholson, this property has been in the same ownership for over 10 years and is now offered to the market with no onward chain. This home has garage and on-street parking close by. Internally, the property briefly comprises; entrance hallway, cloakroom, kitchen and living/dining room. On the first floor there are two double bedrooms and bathroom. The property benefits from 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

ENTRANCE HALLWAY
Composite front door, radiator, stairs to first floor.

CLOAKROOM
Low level WC, wall mounted wash hand basin, radiator, double glazed window to front.

KITCHEN 3.04m x 1.74m (9'11" x 5'8")
Fitted kitchen with base and wall units, roll top laminated work surfaces over, space for tall standing fridge freezer, electric oven, gas hob with hood over, space and plumbing for washing machine, one and half bowl stainless steel sink and drainer, radiator, double glazed window to front.

LIVING/DINING ROOM 4.71m x 3.91m narrowing to 2.84m (15'5" x 12'9" narrowing to 9'3")
Double glazed French doors to rear, two radiators, under stair storage cupaboard.

ON THE FIRST FLOOR

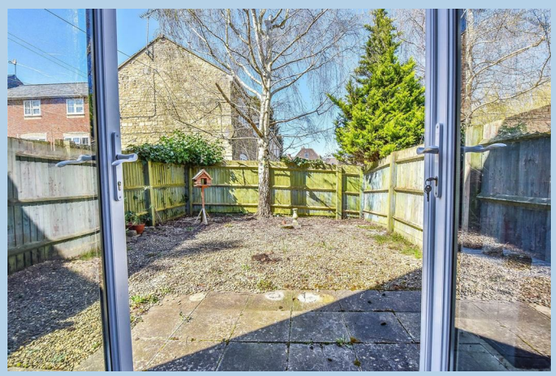
LANDING
Radiator, access to loft space.

BEDROOM ONE 3.94m narrowing to 2.85m x 3.05m (12'11" narrowing to 9'4" x 10'0")
Double glazed window to front, radiator, airing cupboard with gas boiler.

BEDROOM TWO 3.91m x 2.70m (12'9" x 8'10")
Double glazed window to rear, radiator.

BATHROOM
Bath with shower off tap, low level WC, wash hand basin with pedestal, radiator.

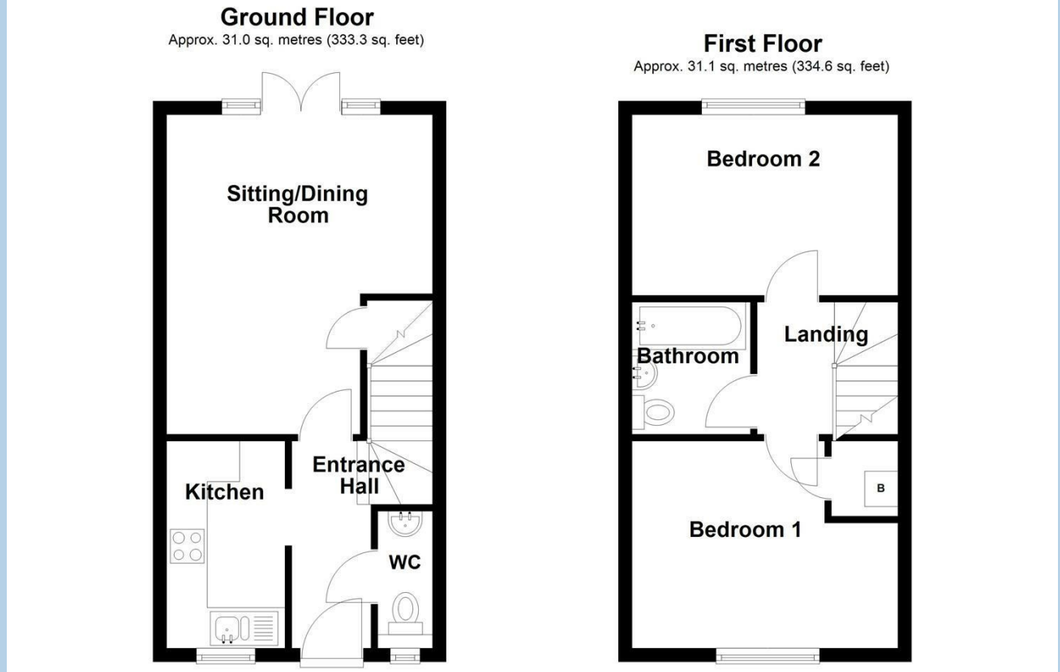
EXTERNALLY
To the rear of the property there is a low maintenance garden with flagstone patio, stone gravel and is fully enclosed by wood panel fencing. side access leads to front which has footpath to front door. The garage is located out of the front door, straight ahead and shortly on the right hand side.



AGENTS NOTE
Tenure: Freehold.
All mains services are believed to be connected. Gas central heating.
Council Tax Band: B.
The service charge for 6 months in 2024 was £317.31 (£52.88 per month) payable to First Port. This charge covers ground maintenance, street lighting, road repairs & major works around the area.
Broadband: The owner is unaware of the broadband arrangement for the property.
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.



Total area: approx. 62.1 sq. metres (668.0 sq. feet)

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