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4 Reine Barnes Close, Dursley,  
GL11 4BQ

Price Guide  
£135,000



WELL PRESENTED GROUND FLOOR APARTMENT IN CUL DE SAC POSITION. ACCOMMODATION COMPRISES OF KITCHEN WITH INTEGRATED APPLIANCES, LIVING ROOM WITH DOUBLE DOORS TO PATIO, ENTRANCE PORCH AND HALL WITH STORAGE, DOUBLE BEDROOM AND WET ROOM WITH WALK IN SHOWER. PROPERTY HAS FRONT AND REAR PATIOS, ON STREET PARKING, ELECTRIC HEATING AND IS WITHIN WALKING DISTANCE OF THE TOWN CENTRE. ENERGY RATING: D

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## 4 Reine Barnes Close, Dursley, GL11 4BQ

### SITUATION

This ground floor flat occupies a pleasant position within Reine Barnes Close, a quiet cul-de-sac. The property is within walking distance of Dursley town centre and its range of facilities including Sainsburys supermarket, numerous independent retailers, swimming pool and library. Dursley is well placed for travel throughout the south west via the nearby A38 and M5/M4 motorway network. There is a Park and Ride railway station in the adjoining village of Cam with regular services to Gloucester and Bristol with connections to the national rail network.

### DIRECTIONS

From the centre of Dursley proceed out of town via Silver Street and Bull Pitch bearing right at the mini-roundabout into Woodmancote. After approximately 250 yards turn left into Reine Barnes Close and number four will be found on the left hand side.

### DESCRIPTION

This well presented ground floor apartment is located in this popular position within walking distance of Dursley town and has been in the same ownership for approximately three years. The property has low maintenance front and rear paved and graveled gardens with seating areas. The property is accessed via entrance porch leading to entrance hall, this gives access to the spacious living room with separate kitchen/dining area. The kitchen having built in appliances including oven, hob, cooker hood, tall fridge freezer and integrated washing machine and there is room for a small dining table. There is a double bedroom and the wet room has been upgraded with concealed cistern WC and vanity wash hand basin. The property must be seen to be appreciated and we would suggest viewing at your earliest opportunity.

### 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 PORCH

Double glazed door, storage cupboard.

### INNER HALL

Night storage heater, storage cupboard.

### LOUNGE 3.79m x 2.96 (12'5" x 9'8")

Night storage heater, electric ladder radiator, double glazed French doors.

### KITCHEN 2.87m x 3.27m (9'4" x 10'7")

Range of wall and base units, cooker, built-in fridge freezer, sink with mixer tap, integrated washing machine, tiled splashbacks, extractor, double glazed window.

### BEDROOM 3.77m x 2.88m (12'4" x 9'5")

Double glazed window, night storage heater.

### SHOWER ROOM/WET ROOM

Low level WC, wash hand basin in vanity unit, electric shower, extractor, airing cupboard, double glazed window.

### EXTERNALLY

There is a patio front and back and gravel with fence. There is resident only parking available on a first come first serve basis.

### AGENT NOTES

Tenure: Leasehold.

Services: Mains electricity, water and drainage are understood to be connected.

Council Tax Band: A

Broadband: Fibre to the Premises.

For mobile signal and wireless broadband: Please see

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

Leasehold term: 198 years (151 years remaining).

Ground rent: £10 per annum

The lease states no pets are allowed at the property.

### 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.

