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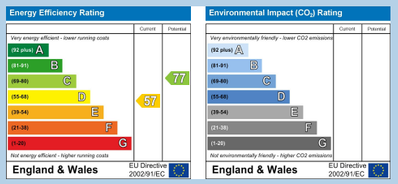
Bennett Jones PARTNERSHIP



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Bennett Jones PARTNERSHIP

4 Fort Lane, Dursley, GL11 4LH

Price Guide

£190,000

THIS CHARMING COTTAGE HAS BEEN IN THE SAME OWNERSHIP FOR OVER 20 YEARS AND IS NOW OFFERED TO THE MARKET WITH NO ONWARD CHAIN. WITH MANY PERIOD FEATURES, THIS PROPERTY IS NOW READY FOR THE NEXT OWNER AND WOULD BENEFIT FROM ALL ROUND MODERNISATION. THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, BATHROOM, LOUNGE, KITCHEN, ONE FIRST FLOOR BEDROOM AND GOOD SIZED REAR GARDEN. EPC: D

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The Property Ombudsman
propertymark

4 Fort Lane, Dursley, GL11 4LH

SITUATION
The cottage is located in this popular position within a few minutes walk of the wooded slopes of Stinchcombe Hill and yet the property remains within a short distance of the town centre. Facilities include: a range of local traders, Sainsbury's supermarket along with primary and secondary schooling. Dursley is well placed for travel throughout the South West and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

DIRECTIONS
From Dursley town centre, proceed out of town in a south easterly direction on the A4135 through Silver Street to the mini-roundabout, proceed straight across and continue for approximately 150 metres turning right into Fort Lane and the property will be found immediately on the right hand side.

DESCRIPTION
This property has been in the same ownership for over 20 years and is now offered to the market with no onward chain. With many characterful features, this quaint cottage is now in need of full modernisation. The cosy accommodation comprises; entrance hall, downstairs bathroom, living room with woodburner, kitchen, and first floor bedroom. Outside is a lovely cottage garden with attractive Cotswold stone wall accompanied by several planters and greenhouse.

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 PORCH
Radiator, upvc double glazed window.

BATHROOM
Suite comprising low level WC, pedestal wash hand basin, bath with electric shower over, double glazed window, heated towel rail, extractor, part tiled walls, airing cupboard, Vaillant gas boiler.

LOUNGE 5.41m x 3.61m (17'8" x 11'10")
Three double glazed windows, radiator, under stair cupboard, stairs to first floor, woodburner with stone surround.

KITCHEN 3.22m x 1.82m (10'6" x 5'11")
Range of wall and base units, one and a half bowl sink unit, space for washing machine and dishwasher, under counter fridge, integrated electric oven, five ring gas hob unit, extractor over, part tiled splashback, radiator, two double glazed windows, double glazed French doors.

ON THE FIRST FLOOR

LANDING
Double glazed window.

BEDROOM 4.55m x 3.66m (14'11" x 12'0")
Two windows, radiator, access to boarded loft, built-in wardrobe

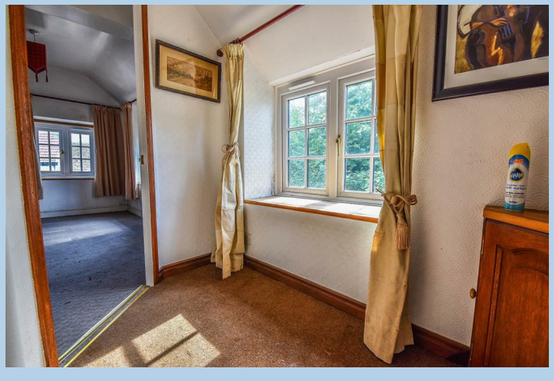
EXTERNALLY
Having raised patio area with various shrubs and planters, steps up to further garden area with greenhouse, decking area, shed with power, bound by attractive Cotswold stone wall and fence panel with gated side access.

AGENT NOTES
Tenure: Freehold
Services: All mains services are believed to be connected.
Council Tax Band: B
The property benefits from a right of way accessed from the side of no.6 Fort Lane to provide rear access to the garden.
The property is located within a Conservation area.

Broadband: Asymmetric Digital Subscriber Line
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. 52.3 sq. metres (563.3 sq. feet)

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