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81 Rosebery Road, Dursley,  
GL11 4PU

Asking Price  
**£230,000**



WELL PRESENTED AND VERSATILE TWO/THREE BEDROOM HOME, WITH GOOD SIZED REAR GARDEN AND LOVELY ELEVATED VIEWS, PERFECT FOR FIRST TIME BUYERS. THE PROPERTY BRIEFLY COMPRISES; ENTRANCE HALL, LIVING ROOM WITH WOODBURNER, KITCHEN/DINER, TWO FIRST FLOOR BEDROOMS, DRESSING ROOM/COT ROOM AND FAMILY BATHROOM. AT THE FRONT OF THE PROPERTY IS A GOOD SIZE DRIVEWAY PROVIDING PARKING FOR TWO CARS. EPC: D

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# 81 Rosebery Road, Dursley, GL11 4PU

## SITUATION

This two bedroom terraced house is situated in this popular location of Rosebery Road. The property is within a short walk of local Co-operative store and primary schooling is also within a few minutes walk. Dursley town centre is approximately half a mile distance and offers a wider range of facilities including Sainsbury's supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive school. Dursley is well placed for travel throughout the south west via the A38 and M5/M4 motorway network. The Cam and Dursley railway station brings Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

## DIRECTIONS

If travelling from Dursley town centre proceed south east out of town on the A4135 to the mini-roundabout taking the first exit signposted Stroud and Uley on the B4066 and continue taking the first turning on the right into Rosebery Road. proceed for approximately 400 metres and the property will be found on the left hand side.

## DESCRIPTION

This well-presented two-bedroom terraced home offers spacious and versatile accommodation, ideal for first-time buyers or those looking to downsize. The ground floor features an entrance hall, a bright lounge with a woodburner, and a generous kitchen/diner fitted with a range of units, French doors to the garden, and space for appliances. Upstairs, the property comprises two good-sized bedrooms, including a spacious main bedroom with a dressing room, and a family bathroom. Outside, there is off-street parking for two vehicles to the front, having rear garden with a patio, lawn, raised borders, a gravel seating area, and enjoys good views towards Stinchcombe Woods. Additional benefits include double glazing, gas central heating via a combination boiler, and useful built-in storage.

## 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

Front door, radiator, stairs to first floor.

### LOUNGE 4.28m x 3.64m (14'0" x 11'11")

Double glazed window, woodburner, radiator.

### KITCHEN/DINER 5.22m reducing to 2.23m x 2.26m (4.61m max) (17'1" reducing to 7'3" x 7'4" (15'1" max))

Three double glazed windows, French doors, range of wall and base units, sink unit, space for washing machine and dishwasher, electric cooker, radiator, extractor, gas combination boiler, tiled splashbacks, under stairs storage and built-in cupboard.

## ON THE FIRST FLOOR

### LANDING

Access to loft.

### BEDROOM ONE 4.37m x 2.86m (14'4" x 9'4" )

Double glazed window, radiator.

### DRESSING ROOM 2.89m x 1.30m (2.32m max) (9'5" x 4'3" (7'7" max))

Double glazed window, radiator.

### BEDROOM TWO 2.95m x 2.29m (9'8" x 7'6")

Double glazed window, radiator.

### BATHROOM

Suite comprising bath with electric shower over, low level WC, pedestal wash hand basin, part tiled wall, radiator, airing cupboard, double glazed window.



## EXTERNALLY

To the front of the property is a driveway providing parking for two cars, steps up to to front of the property with a shared access through to the rear. At the back of the property is a small patio area with steps up to the garden, which is mostly laid to lawn. Attractive raised planter with Acer tree and shrubs, further raised borders with various shrubs and flowers, good sized gravel area at the top of the garden with shed and is screened by hedging for privacy with good views over to Stinchcombe woods.

## AGENT NOTES

Tenure: Freehold with flying freehold.  
The extension to the kitchen/diner was done prior to the current ownership and will not pass current building

regulations. An indemnity policy may be required.  
Services: All mains services are understood to be connected.  
Council Tax Band: B  
Broadband: Overhead/underground wire (not fibre)  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://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.

