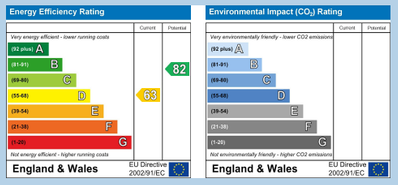
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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10 Jubilee Road, Dursley, GL11 4ES

Price Guide

£375,000



THREE BEDROOM SEMI-DETACHED HOME IN SOUGHT AFTER LOCATION, CONVERTED LOFT SPACE WITH FURTHER ROOM AND EN-SUITE SHOWER ROOM, GOOD SIZED REAR GARDEN WITH PATIO, LAWN AND STORAGE SHED, GARAGE PLUS DRIVEWAY PARKING, NO ONWARD CHAIN, ENTRANCE HALLWAY, CLOAKROOM/THIRD WC, LIVING ROOM, DINING ROOM, SEPARATE KITCHEN, THREE FIRST FLOOR BEDROOMS, SPACIOUS BATHROOM, TOP FLOOR ATTIC ROOM. ENERGY RATING: D.

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

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

The Property Ombudsman
propertymark

10 Jubilee Road, Dursley, GL11 4ES

SITUATION

This extended semi-detached home is situated in Jubilee Road which is a popular residential area between Cam and Dursley centres. The property is within a few minutes walk of a range of local shops including Lidl supermarket and Rednock comprehensive school is also close at hand. Dursley town centre has a wider range of shopping facilities including Sainsbury's supermarket and a range of local traders. Dursley and Cam have a choice of four primary schools and the larger centres of Gloucester, Bristol and Cheltenham are easily accessible via the A38 and M5/M4 motorway network. Cam has a Park and Ride railway station with onward connections to the National Rail Network.

DIRECTIONS

From Dursley town centre proceed North West out of town on the A4135 passing Rednock school on the right hand side and the Fire Station and take the next turning left. Proceed to the unmarked T junction turning left into Jubilee Road and the property will be located shortly on the left hand side.

DESCRIPTION

This property has been in the same ownership for a number of years and benefits from an attic conversion, creating a top floor room with en-suite shower room. There is a spacious family bathroom and useful ground floor cloakroom. This home is well proportioned with a good-sized living room, dining room and separate kitchen. To the rear of the property there is a garage, storage shed, large patio with a laid to lawn garden with vegetable patch. To the side of the property there is a driveway leading to front with further parking available. This property is offered to the market with no onward chain.

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

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

CLOAKROOM

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

LIVING ROOM 4.30m (max) x 3.88m narrowing to 3.53m (14'1" (max) x 12'8" narrowing to 11'6")

Double glazed bay window to front, radiator, woodburner.

DINING ROOM 4.01m x 3.47m narrowing to 3.13m (13'1" x 11'4" narrowing to 10'3")

Double glazed sliding door to rear, radiator.

KITCHEN 3.75m x 2.29m (max) (12'3" x 7'6" (max))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, electric oven and grill, separate gas hob with hood over, space and plumbing for dishwasher and washing machine, one and half bowl stainless steel sink and drainer, radiator, integrated tall fridge freezer, radiator, double glazed window to side and double glazed stable door to garden.

ON THE FIRST FLOOR

LANDING

Double glazed window to side, radiator, stairs to top floor.

BEDROOM ONE 4.46m (max into bay) x 3.38m (max) (14'7" (max into bay) x 11'1" (max))

Double glazed bay window to front, radiator.

BEDROOM TWO 3.42m narrowing to 3.08m x 3.17m (11'2" narrowing to 10'1" x 10'4")

Double glazed window to rear with views, radiator.

BEDROOM THREE 2.67m x 2.44m (8'9" x 8'0")

Double glazed window to front, radiator.

BATHROOM

Large corner bath with shower off tap, separate shower cubicle with electric shower, heated towel rail, radiator, low level WC, vanity wash hand basin, gas boiler in cupboard, double glazed window to rear.

ON THE TOP FLOOR

Small landing leading to:

TOP FLOOR ROOM 4.49m (max) x 2.51m (max) (14'8" (max) x 8'2" (max))

Two double glazed velux windows, radiator, storage cupboard, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with mixer, low level WC, wall mounted wash hand basin, radiator, double glazed Velux window.

EXTERNALLY

To the rear of the property there is a good sized patio with steps down to laid to lawn garden, tap, vegetable patch, storage shed. The garden is enclosed by wood panel fencing and hedge. There is a GARAGE with up-and-over door to front with driveway leading to the front of the property with further parking available.





AGENT NOTES

Tenure: Freehold.
Services: All mains services are believed to be connected. Gas central heating.
Council Tax Band: C.
There is a covenant on the property that altering the elevation or external plan of the property requires prior consent from the 'Kingshill Building Estate' or subsequent estate owner. Whilst we are not aware of any breach of covenants, future alterations will either need written consent or an indemnity policy.
Broadband: Fibre to the Premises
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

AGENTS NOTE TWO

The attic conversion was carried out over 20 years ago and was inspected at two different stages, during the conversion by the council. The current owner did not obtain building regulation sign off at the time so the attic conversion is considered as an occasional room.

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.

