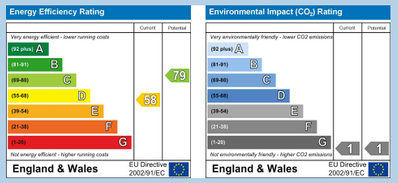
ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

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The Lodge Drake Lane, Dursley, GL11 5HA

Price Guide

£375,000



PERIOD TWO BEDROOM DETACHED COTTAGE WITH DRIVEWAY PARKING AND GARDENS, WITHIN WALKING DISTANCE OF TOWN CENTRE, NO ONWARD CHAIN, ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, SEPARATE KITCHEN, DOWNSTAIRS SHOWER ROOM, TWO LARGE FIRST FLOOR BEDROOMS, FAMILY BATHROOM/2ND WC, STORAGE AREA TO REAR, GARDENS TO SIDE AND REAR, DRIVEWAY PARKING FOR TWO. ENERGY RATING: D.

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

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

The Property Ombudsman
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The Lodge Drake Lane, Dursley, GL11 5HA

SITUATION
The Lodge occupies a prominent position on the edge town within walking distance of the town centre. Dursley town offers a wider range of shopping facilities including Sainsbury's supermarket and both primary and secondary schooling. The nearby village of Cam having a growing range of facilities including Tesco's supermarket and a range of local traders along with Post Office, doctors and dentists surgeries and a choice of three primary schools.

DIRECTIONS
From Dursley town centre proceed past Sainsburys supermarket along the A4135 and at the Town Hall and Church, take the first on the roundabout onto Long Street and continue to the bottom of the incline, taking the right hand turning onto Drake Lane. Take the next left and the property will be found on the right hand side.

DESCRIPTION
This property has been in the same ownership for a number of years and is now offered to the market with no onward chain. The Lodge has previously been an investment property. The property benefits from a good sized plot with gardens to side and rear, with covered storage area and driveway parking to side. Internally, the property briefly comprises; entrance hallway, living room, dining room, kitchen and shower room. On the first floor there are two large double bedrooms and spacious family bathroom with further study/walkway to rear garden. The property has character features, dual aspect rooms and has many unique attributes to offer prospective buyers an opportunity to acquire a truly special property within the town of Dursley.

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).

OPEN ENTRANCE PORCH

ENTRANCE HALLWAY
Wooden front door, stairs to first floor.

LIVING ROOM 3.64m x 3.61m (max) (11'11" x 11'10" (max))
Dual aspect double glazed windows to side and front with shutter blinds, radiator.

DINING ROOM 3.72m (max) x 3.59m (12'2" (max) x 11'9")
Double glazed window to front with shutter blinds, radiator, opening into:

KITCHEN 2.59m x 2.58m (8'5" x 8'5")
Fitted kitchen with base and wall units, electric oven with hob and extractor over, stainless steel sink and drainer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, double glazed window to rear with shutter blinds, wooden glazed door to side, radiator.

SHOWER ROOM
Shower cubicle with electric shower, vanity wash hand basin, low level WC, heated towel rail, double glazed window to rear.

ON THE FIRST FLOOR
Split landing leading to:

STUDY/HALLWAY TO GARDEN 2.34m x 1.84m (7'8" x 6'0")
Wooden glazed door to rear.

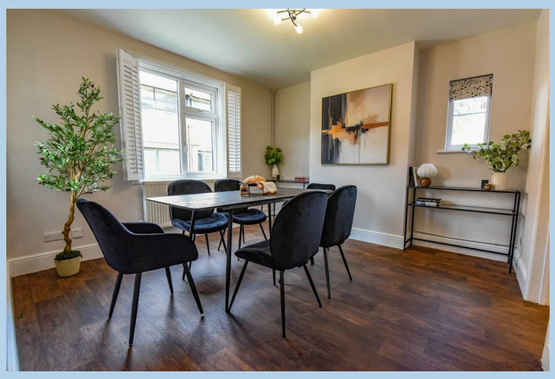
LANDING
Double glazed door to front, airing cupboard with gas boiler.

BEDROOM ONE 3.84m x 3.61m (12'7" x 11'10")
Double glazed window to front, radiator.

BEDROOM TWO 3.65m x 3.62m (max) (11'11" x 11'10" (max))
Dual aspect double glazed windows to side and front, radiator.

BATHROOM
Bath with electric shower over, low level WC, double glazed window to rear, vanity wash hand basin.



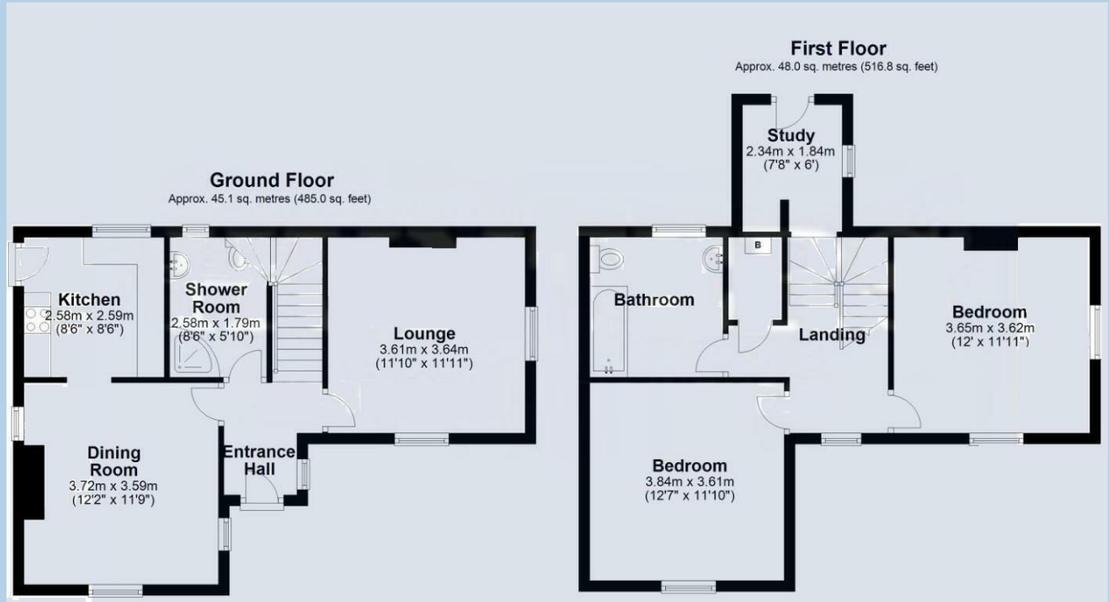


EXTERNALLY
To the side of the property there is a lawned garden, covered storage area to rear and tarmac driveway to side. The garden is accessible through the landing door leading to an elevated lawed garden enclosed by fence posts and offering lovely views to front.

AGENTS NOTE
Tenure: Freehold.
All mains services are believed to be connected. Gas central heating.
Council Tax Band: D.
The Care UK sign in the front garden will be removed upon completion.
Planning permission was previously granted for a four bedroom detached house in the grounds which has now lapsed. This can be viewed in the Stroud District Council with reference S.18/1436/VAR.
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information
The property is accessed via a private road which is owned by the care home (Care UK). The Lodge has access over and rights to use but the owner informs us, the new owners will not contribute or be responsible for the upkeep.

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: approximately 93 sq. metres (1,001 sq. feet)

