

5 Townsend Close, Dursley, GL11 4GF

SITUATION

This modern detached house is situated in Townsend Close, which is within close proximity of the town centre and its range of amenities including independent retailers, supermarket, doctors and dentist surgeries, swimming pool, gym, library, primary and comprehensive schooling. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. Dursley is a convenient place for commuting throughout the south west via the A38 and M5/M4 motorway network.

DIRECTIONS

The property can be found by car or on foot. By car proceed in a north easterly direction out of town on the A4135 through Silver Street continuing to the mini-roundabout taking the first exit and bearing left into Listers Drive. Continue, turning right into Brownings Lane and first left and bear left and the garage will be found on the left hand side and the property immediately in front of you.

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

Radiator, stairs to first floor and central heating thermostat control.

CLOAKROOM

Having wash hand basin and low level WC.

LIVING ROOM 4.73m x 3.09m (15'6" x 10'2")

Having double glazed windows to front and rear, two radiators and electric fire.

DINING ROOM 2.76m x 2.5m (9'1" x 8'2")

Having double glazed french doors to rear and understairs storage cupboard, radiator and opening to:

KITCHEN 2.4m x 2.16m (7'10" x 7'1")

Having a range of shaker wood effect wall and base units with laminated round edge work surfaces over, incorporating an inset one and half bowl single drainer sink unit, inset four ring gas hob with stainless steel cooker hood over, built in oven, plumbing for automatic washing machine and double glazed window to front.

ON THE FIRST FLOOR

Landing having double glazed window to rear, access to loft space, airing cupboard housing central heating boiler supplying radiator central heating and domestic hot water.

BEDROOM ONE 3.64m x 2.61m narrowing to 3.09m (11'11" x 8'7" narrowing to 10'2")

Having double glazed windows to front and side and radiator.

LANDING

Landing having double glazed window to rear, access to loft space, airing cupboard housing central heating boiler supplying radiator central heating and domestic hot water.

SHOWER ROOM

Having a low level suite comprising wash hand basin, low level wc, shower cubicle with mixer shower, shaving point, double glazed window to rear and radiator.

BEDROOM TWO 2.76m x 2.54m (9'1" x 8'4")

Having double glazed window to rear and radiator.

BEDROOM THREE 2.2m x 2.1m (7'3" x 6'11")

Having double glazed window to front and radiator.

EXTERNALLY

To the front of the property there is a

low Laurel hedge with pedestrian access and low maintenance slate area, outside light and canopy porch. There is pedestrian rear access to the back garden, which can also be accessed from the dining room.

The rear garden comprises of patio area, shrub border, tall walling and rear gate. Garage can be found under adjoining building, having up and over door.

AGENTS NOTE

Tenure: Freehold - Garage Leasehold
All mains services are connected
Gas fired radiator central heating
Council Tax Band: C £1,507.50 payable

BATHROOM

Having low level wc, wash hand basin, panelled bath with mixer shower taps and radiator.

VIEWING

By appointment with the owner's sole agents as over.

