

22 Forge Road, Dursley, GL11 4GB

Asking price

£250,000



SPACIOUS AND MODERN FOUR BEDROOM DETACHED HOUSE
WELL LAID OUT ACCOMMODATION - SET ON POPULAR DEVELOPMENT
WITHIN WALKING DISTANCE OF DURSLEY TOWN CENTRE
ENTRANCE HALL - CLOAKROOM/WC - LIVING ROOM
SPACIOUS KITCHEN/DINING ROOM
FOUR FIRST FLOOR BEDROOMS - MASTER HAVING EN-SUITE SHOWER ROOM
GAS CENTRAL HEATING - GARAGE - GARDENS - MUST BE SEEN
ENERGY RATING C

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SITUATION

This modern four bedroom detached house is situated in the Forge Road area of Dursley in this modern development close to the town centre. The town amenities include: independent retailers, supermarket, doctors and dentists surgeries, swimming pool, library, along with comprehensive and primary schooling. The adjoining village of Cam has 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network. Dursley is also conveniently situated for commuting throughout the south west via the A38 and M5/M4 motorway network.

DIRECTIONS

The property can be easily found on foot or by car; from Dursley town centre proceed in a north easterly direction through Silver Street on the A4135, proceed crossing the mini roundabout taking the first exit on the left into Lister Road, continue to the bottom of the incline turning right into Brownings Lane, continue taking the second turning on the right into Forge Road and the property will be found immediately on the right hand side.

DESCRIPTION

This spacious detached house was constructed approximately ten years ago by Crest Nicholson and is located in the corner plot and comprises: entrance hall, cloakroom/wc, good size through living room, spacious kitchen/dining room with built-in appliances incorporating built-in oven and hob, the dining area has French doors leading onto the garden. On the first floor there are four bedrooms, master having en-suite shower room, there is a family bathroom/third wc. The gardens mainly lie to the side of the property and there is an attached garage providing parking.

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).

ENTRANCE HALL

Having part glazed front door, stairs to first floor, laminate wood flooring, under stairs storage cupboard and built-in cupboard.

CLOAKROOM

Having wash hand basin, low level wc, double glazed window to front, radiator.

LIVING ROOM 5.66m widening to 6.38m x 3.72m (18'7" widening to 20'11" x 12'2")

Having two double glazed windows to side, two radiators, square Bay window to front.

KITCHEN/DINING ROOM 5.13m x 2.97m (16'10" x 9'9")

Fitted with a modern range of wall and base units with laminated work surfaces over incorporating inset four ring hob with cooker hood over, built-in oven, plumbing for automatic dishwasher, plumbing for automatic washing machine, laminate wood flooring, stainless steel one and a half bowl single drainer sink unit, radiator and double glazed French doors to garden.

ON THE FIRST FLOOR

LANDING

Having double glazed window to side, airing cupboard housing gas combination boiler supplying radiator central heating and domestic hot water.

BEDROOM ONE 3.46m x 2.56m (11'4" x 8'5")

Having double glazed window to side, radiator and door to en-suite having wash hand basin, wc, shower cubicle with mixer shower, shaver point, radiator.

BEDROOM TWO 2.9m x 2.89m (9'6" x 9'6")

Having double glazed window to side, radiator.

BEDROOM THREE 3.87m x 2.05m (12'8" x 6'9")

Having double glazed windows to side and front, radiator.

BEDROOM FOUR 2.61m x 1.87m (8'7" x 6'2")

Having double glazed window to front, radiator.

BATHROOM

Having low level suite comprising: pedestal wash hand basin, low level wc, panelled bath with mixer shower over, shaver point, radiator.

EXTERNALLY

To the side of the property can be found the attached GARAGE 5.4m x 2.65m, having up and over door, power, light, and personal door to rear garden. The side garden is enclosed extensively by wall with GARDEN SHED, gravelled seating area, astro turf, pathway leads to the rear gravelled area of garden with pathway.

AGENTS NOTES

All mains services are believed to be connected.

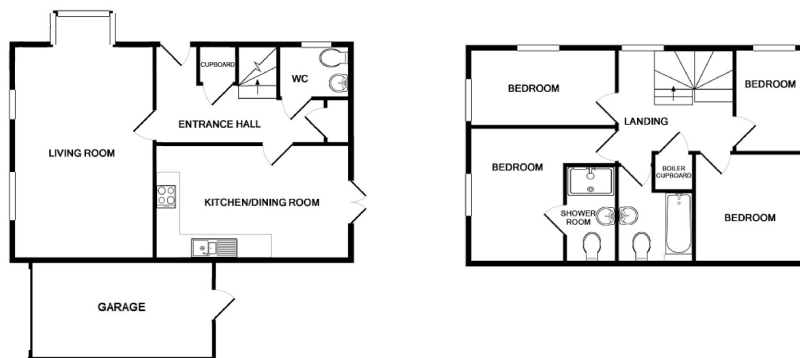
Gas fired radiator central heating.

Council Tax Band: D £1,853.03 payable.

Tenure: Freehold.

VIEWING

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Energy efficient - Lower running costs	Current	Potential	More environmentally friendly - Lower CO ₂ emissions	Current	Potential
per m ² A			per m ² A		
per m ² B			per m ² B		
per m ² C			per m ² C		
per m ² D			per m ² D		
per m ² E			per m ² E		
per m ² F			per m ² F		
per m ² G			per m ² G		
Net energy efficient - Lower running costs	EU Directive 2002/91/EC		Net environmentally friendly - Lower CO ₂ emissions	EU Directive 2002/91/EC	
England & Wales			England & Wales		

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