

2 Somerset Avenue, Dursley,
GL11 4PX

Asking price

£240,000



EXTENDED AND WELL PROPORTIONED DETACHED PROPERTY - IN GOOD SIZE PLOT - GARAGE - PARKING - REAR GARDEN - LARGE PORCH - ENTRANCE HALL - SPACIOUS LIVING ROOM - DINING ROOM - GOOD SIZE KITCHEN - DOWNSTAIRS SHOWER ROOM - THREE FIRST FLOOR BEDROOMS - LARGE GARAGE - GOOD SIZE REAR GARDEN - FRONT GARDEN AREA WITH POTENTIAL FOR AMPLE PARKING - ENERGY RATING D

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

2 Somerset Avenue, Dursley, GL11 4PX

SITUATION

This property is situated on Somerset Avenue which is a popular location in the Whiteway area of Dursley which is on the edge of town and well placed for numerous country walks, including the local beauty spot of Stinchcombe Hill. The property is just over 300 metres from the local 'Co-op' convenience store and is within a few minutes drive of Dursley town centre which offers a range of shopping facilities including: Sainsbury's supermarket and independent retailers, the town also has a swimming pool, library, sports hall and community centre. The area has a choice of primary schools and Rednock comprehensive school situated in the town centre. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester, Cheltenham and Bristol and onward connections to the National Rail network.

DIRECTIONS

From Dursley town centre proceed south west out of town through Silver Street and Bull Pitch, bearing right at the mini roundabout onto Woodmancote, proceed for approximately five hundred metres and take the turning on the left hand side, prior to the play area, once in Cambridge Avenue follow the road as it bears round to the left and continue on Cambridge Avenue and proceed a further one hundred metres taking the turning on the right hand side into Somerset Avenue and the property will be located on the right hand side.

DESCRIPTION

This property was constructed in approximately the 1950s and occupies a larger than average plot with driveway parking and further potential for added parking. The property briefly comprises: spacious entrance porch, with integral access to garage, leading to entrance hall, large living room with interconnecting dining room, separate good size kitchen, downstairs shower room and three first floor bedrooms. The property benefits from a large garage and good size surrounding gardens. To the side of the property there is a long concrete driveway which would be ideal for trailer/caravan storage or even further car parking, subject to creating the access from the front. There is no onward chain and we recommend a viewing at your earliest opportunity.

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).

LARGE PORCH

UPVC front door, double glazed window to front, radiator, integral access to garage, double glazed door to hallway, stairs to first floor, radiator, inset ceiling spotlights, alarm system.

KITCHEN 4.56m narrow, to 3.47m x 3.44m narrow. to 1.40m (15'0" narrow, to 11'5" x 11'3" narrow. to 4'7")

Fitted kitchen, base and wall units, roll top laminated work surface over, tiled splash back, under counter space for fridge and freezer, space and plumbing for dishwasher, electric cooker point, one and a half bowl ceramic sink and drainer, inset ceiling spotlights, double glazed window to side, storage cupboard, radiator.

LIVING ROOM 5.16m x 3.34m narrow. to 3.15m (16'11" x 10'11" narrow. to 10'4")

Double glazed window to front, two radiators, gas fire in stone fireplace, interconnecting to:

DINING ROOM 3.48m x 2.78m (11'5" x 9'1")

Radiator, double glazed sliding door to garden.

SHOWER ROOM

Shower cubicle with mixer shower, tiled walls and tiled floor, vanity wash hand basin, low level WC, radiator, double glazed window to rear, inset ceiling spotlights.

ON THE FIRST FLOOR

LANDING

Double glazed window to rear, inset ceiling spotlights.

BEDROOM ONE 3.16m (max.) x 3.18m (10'4" (max.) x 10'5")

Double glazed window to front, built-in wardrobe with mirrored sliding door, radiator.

BEDROOM TWO 4.57m x 2.50m (15'0" x 8'2")

Double glazed window to side and rear, radiator.

BEDROOM THREE 2.34m x 1.90m (7'8" x 6'3")

Radiator, double glazed window to rear, access to loft space.

EXTERNALLY

To the rear of the property there is a flagstone pathway leading to the rear of the garden which is south/south west facing and has: SUMMER HOUSE, stone gravel sections, GREENHOUSE, various shrubs and trees, large concrete driveway to side of the property leading to the front which has further concrete hard standing, stone gravel with various shrubs and large brick paved driveway providing parking for two to three vehicles leading to GARAGE 5.42m x 3.67m, double glazed window to side, door to rear, light and power, gas boiler (not operational), space and plumbing for washing machine, storage space in eaves and front up-and-over door.

AGENT'S NOTES

Tenure: Freehold.

All mains services are believed to be connected.

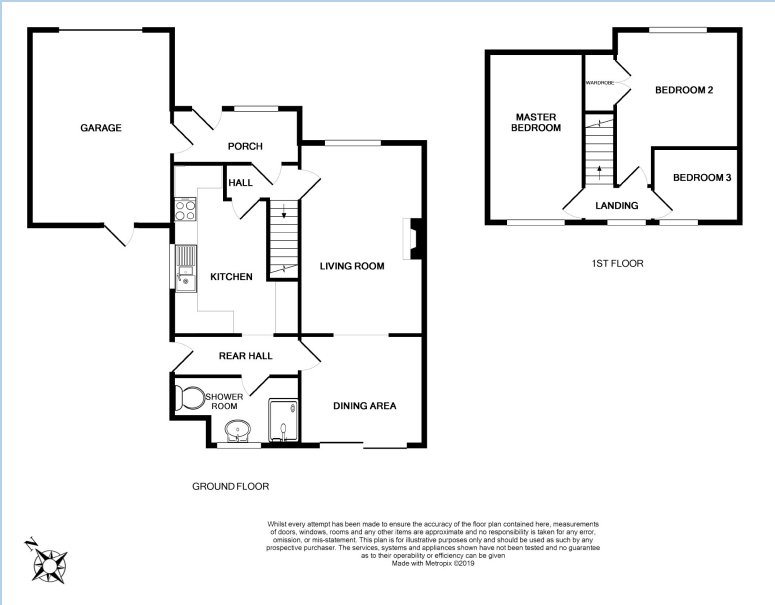
Council Tax Band: 'C' £1,737.67

The gas boiler is currently not operational which is being investigated by the owner.

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Net energy efficient - space heating costs	Current	Potential	Net greenhouse gas emissions - space CO ₂ emissions	Current	Potential
per kWh			per kWh		
65-75	A		35-45	A	
50-65	B		46-55	B	
35-50	C		56-65	C	
20-35	D		66-75	D	
5-20	E		76-85	E	
1-5	F		86-95	F	
0-1	G		96-105	G	
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.