

27 Garden Suburb, Dursley,  
GL11 4EL

Asking price

**£215,000**



**\*\*\*PLEASE CONTACT US FOR A VIRTUAL VIEWING\*\*\* IMMACULATELY PRESENTED AND MODERNISED THREE BEDROOM HOME - SOUGHT AFTER LOCATION WITHIN A SHORT DISTANCE OF TOWN CENTRE - CANOPY PORCH - ENTRANCE HALLWAY - LIVING ROOM - DINING ROOM - KITCHEN - CONSERVATORY/UTILITY ROOM - THREE FIRST FLOOR BEDROOMS - FAMILY BATHROOM - OUTHOUSE/STORAGE ROOM - ENCLOSED REAR GARDEN - VIEWS TOWARDS CAM PEAK - ALLOCATED PARKING FOR ONE - FURTHER ON-STREET PARKING AVAILABLE - ENERGY RATING D**

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire GL11 4BW

**[bennettjones.co.uk](http://bennettjones.co.uk)**

[sales@bennettjones.co.uk](mailto:sales@bennettjones.co.uk)

# 27 Garden Suburb, Dursley, GL11 4EL

## DIRECTIONS

From Dursley town centre, proceed out of town on the A4135 Kingshill Road, taking the second turning on the left into Garden Suburb and continue for approximately 100m bearing left and continue for approximately 50m turning left and continue and No. 27 will be found on the right hand side. The allocated parking space is accessed via the first turning onto Garden Suburb from Kingshill Road and take the immediate left onto the track.

## SITUATION

The property is situated in this very popular location, within walking distance of the town centre and facilities. The town has Sainsbury's supermarket, Iceland and a good range of independent retailers along with cafés, public houses and restaurants. Within a short walk is Rednock Comprehensive School, which has a sports centre. Cam and Dursley has a choice of four primary schools and is well located for access to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester, Bristol and Cheltenham.

## DESCRIPTION

This property has been in the same ownership for over 7 years and has been carefully and tastefully modernised by the current owners. The property now benefits from newly fitted kitchen with quartz work surfaces and fully decorated throughout creating an immaculately presented family home. The property briefly comprises entrance hallway, living room, dining room with interconnecting kitchen and rear conservatory/utility room. On the first floor there are three bedrooms and family bathroom. The rear garden is laid to lawn and landscaped with access to the allocated parking area. Properties in this location and finished to this standard rarely become available 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).

## CANOPY PORCH

## ENTRANCE HALLWAY

Double glazed front door, stairs to first floor, radiator and storage cupboard.

## LIVING ROOM 3.40m narrowing to 3.08m x 3.14m (11'2" narrowing to 10'1" x 10'4")

Double glazed window to front, tall radiator and gas fire.

## DINING ROOM 3.77m x 3.25m narrowing to 2.81m (12'4" x 10'8" narrowing to 9'3")

Radiator, feature fireplace, double glazed french doors to conservatory, opening into:

## KITCHEN 2.83m x 1.84m (9'3" x 6'0")

Fitted kitchen with base and wall units, Quartz work surface over, composite sink and drainer, electric oven and hob with hood over, built-in microwave, integrated slimline dishwasher, integrated under counter fridge, double glazed window to rear, tiled splashback and inset ceiling spotlights.

## CONSERVATORY/UTILITY ROOM 4.06m x 1.65m (13'4" x 5'5")

Double glazed windows and door to garden, perspex roof, space and plumbing for washing machine and tumble dryer, space for under counter freezer.

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE 3.83m x 3.26m narrowing to 2.74m (12'7" x 10'8" narrowing to 9'0")

Double glazed window to rear, radiator and feature fireplace.

## BEDROOM TWO 3.17m x 3.20m narrowing to 2.73m (10'5" x 10'6" narrowing to 8'11")

Double glazed window to front and radiator.

## BEDROOM THREE 2.08m (max) x 2.05m (max) (6'10" (max) x 6'9" (max))

Double glazed window to front and radiator.

## FAMILY BATHROOM

Bath with rainfall shower and glazed door, wash hand basin with pedestal and mixer tap, low level wc, double glazed window to rear, heated towel rail and part tiled walls.

## EXTERNALLY

To the rear of the property there is an outhouse/storage shed, flagstone patio, tap and steps leading to the landscaped garden which is laid to lawn with brick paved pathway with flower beds and sleeper retaining wall. The garden is fully enclosed by wall and wood panel fencing. There is a pedestrian gate to rear providing access to the allocated parking space.

## AGENTS NOTE

Tenure: Freehold

All mains services are believed to be connected

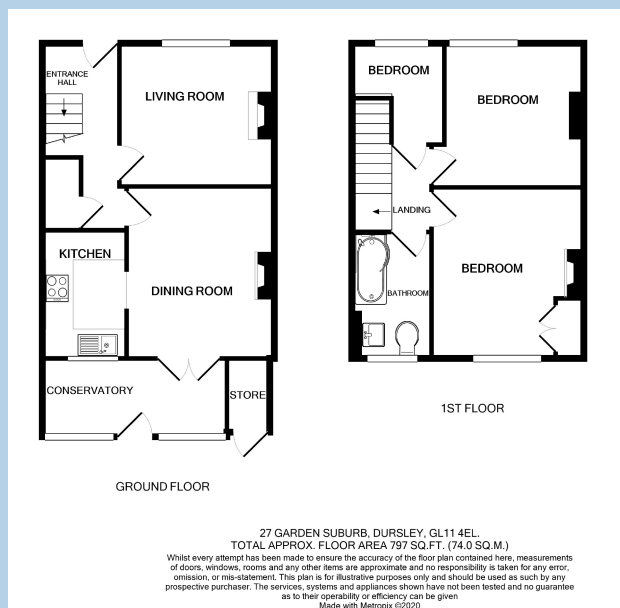
Council Tax Band: 'B' (£1,572.90 Payable)

## 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Net energy efficient - lower rating is best	Current	Potential	Net greenhouse benefit - higher CO <sub>2</sub> is better	Current	Potential
86	A	86	84	A	84
81-85	B	81	79	B	79
76-80	C	76	74	C	74
71-75	D	71	69	D	69
66-70	E	66	63	E	63
61-65	F	61	57	F	57
56-60	G	56	51	G	51

England & Wales | E2 Drexler 2020/1/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.