

The Old Coach House, 62a
Woodmancote, Dursley, GL11 4AQ

Asking price

£260,000



CHARACTERFUL DETACHED CONVERTED COTTAGE IN TUCKED AWAY POSITION -
OFF-STREET PARKING FOR THREE VEHICLES - L-SHAED LIVING - KITCHEN/DINING
ROOM - TWO FIRST FLOOR BEDROOMS - FAMILY BATHROOM - COURTYARD GARDEN
WITH SHED AND DECKING - PERGOLA OVER PARKING SPACE PLUS DOUBLE
DRIVEWAY PARKING - NO ONWARD CHAIN - ENERGY RATING E

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

The Old Coach House, 62a Woodmancote, Dursley,

SITUATION

The property is situated in a sought after location within walking distance of Dursley town. The town of Dursley offers a range of facilities including Sainsbury's supermarket, a good range of local retailers, along with swimming pool, sports hall and 18 hole golf course. Cam and Dursley have a choice of four primary schools and secondary schooling can be found at Rednock Comprehensive School. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

DIRECTIONS

From Dursley town centre proceed out of town in an easterly direction on the A4135 and continue to the mini-roundabout, taking the second exit signposted Tetbury A4135. Continue along this road for approximately 500 meters passing the turning on the left hand side onto Cambridge Avenue, turn right onto the stone gravel driveway (prior to the turning for Blackwells) and the property can be located straight ahead at the end of the driveway.

DESCRIPTION

This former coach house dating back to 1870, was converted in 2003 into the 62a (Old Coach House) which now offers a detached and characterful cottage in a tucked away position and benefits from the retained character features but having a modernised finish. Internally, the property has a L-shaped living room, separate kitchen/dining room with gas 'Range' oven, two first floor bedrooms and family bathroom. Externally, the property has a wooden decked courtyard garden with wooden shed, large pergola over parking space and brick paved driveway providing parking for a further two vehicles. Further benefits include curtains/blind (where fitted), extensive double glazing and no onward chain.

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).

LIVING ROOM 5.74m narrowing to 2.81m x 4.55m narrowing to 2.85 (18'10" narrowing to 9'3" x 14'11" narrowing to 9'4")

Double glazed bay window to front, tiled floor, stairs to first floor, two radiators, composite double glazed front door and inset ceiling spotlights.

KITCHEN/DINING ROOM 3.40m x 3.17m (11'2" x 10'5")

Fitted kitchen with base and wall units, roll top laminate work surface over, ceramic one and half bowl sink and drainer, Worcester gas boiler, space and plumbing for washing machine and slimline dishwasher, space for tall standing

fridge freezer, gas 'Range' oven with hood over, inset ceiling spotlights, radiator, two double glazed windows to front, tiled floor and tiled splashback.

ON THE FIRST FLOOR

LANDING

Vaulted ceiling, access to storage area, inset ceiling spotlights, exposed beams.

BEDROOM ONE 3.77m x 3.09m (12'4" x 10'2")

Three double glazed windows to side and front, radiator, inset ceiling spotlights, vaulted ceiling with exposed beams.

BEDROOM TWO 2.89m x 2.19m narrowing to 2.11m (9'6" x 7'2" narrowing to 6'11")

Double glazed window to front, radiator, vaulted ceiling with exposed beams, fitted wardrobes.

SHOWER ROOM

Shower cubicle with mixer rainfall shower, low level wc, wash hand basin, double glazed window to front, heated towel rail.

EXTERNALLY

The property has a block paved patio area, wooden decked area with fencing offering a degree of privacy, wooden storage shed and side bin store area. There is a large pergola over the driveway parking space for one in turn leading to the brick paved driveway providing parking for a further two vehicles.

AGENTS NOTE

Tenure: Freehold

All mains services are believed to be connected.

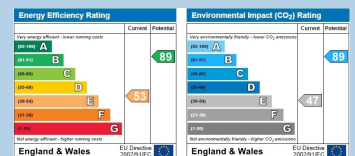
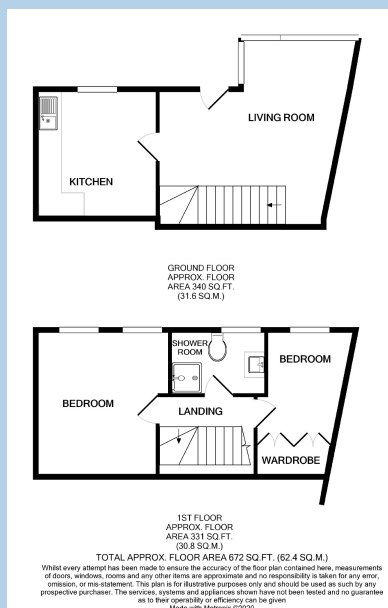
Council Tax Band C (£1,797.62 payable).

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.



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.

