

5 Boulton Lane, Dursley, GL11 4LJ

Asking price

£170,000



TWO BEDROOM COTTAGE IN THE HEART OF DURSLEY TOWN CENTRE
FULLY REFURBISHED BY THE CURRENT OWNER
ENTRANCE HALLWAY - KITCHEN - LIVING ROOM - DOWNSTAIRS BATHROOM - FIRST
FLOOR BEDROOM - TOP FLOOR BEDROOM - ENCLOSED GARDEN - ON STREET
PARKING - GAS CENTRAL HEATING - NO ONWARD CHAIN - ENERGY RATING: E

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SITUATION

This two bedroom house is situated on Boulton Lane, which is within a brief walking distance of Dursley town centre, which offers a range of facilities including Sainsbury's and Iceland stores, dentists and doctors surgeries, public houses, library, swimming pool and community sports centre/hall. Dursley is well placed for travel throughout the South West including the centres of Cheltenham and Bristol via the A38 and M5/M4 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol with onward connections to the national rail network.

DIRECTIONS

This property can be accessed by foot or motor vehicle. On leaving our premises on foot, turn left and proceed along Parsonage Street into Silver Street. Just after passing the Church on the left hand side, take the right hand turning after the Oxfam shop onto Boulton Lane and the property will be located half way up the road on the right hand side after the bollards. If travelling via car, proceed out of town along Silver Street, again passing the Church on the left hand side and take the right hand turning onto Henlow Drive, proceed up the incline and follow the road to the right after the small roundabout and prior to the incline take the turning on the right hand side onto Boulton Lane, where the property will be located on the left hand side.

DESCRIPTION

This property has been in the same ownership for over 12 years and has been fully modernised and refurbished by the current owner. The improvements include rewiring, a new boiler installed in 2015, a new roof to the single storey front extension and general decoration and updating throughout. The property briefly comprises, small entrance hallway, kitchen, living/dining room, downstairs bathroom. On the first floor there is one bedroom and hallway with stairs leading to the top floor bedroom, which also has a small landing area. There is an enclosed garden to front with pedestrian access onto Boulton Lane, where on street parking can be found. This property is offered with 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).

SMALL ENTRANCE HALLWAY

Wooden front door and double glazed window to side leading to:

KITCHEN 2.94m x 1.68m (9'8" x 5'6")

Fitted kitchen with base and wall units, roll top laminate work surface over, tiled floor, electric oven, small electric hob with extractor over, radiator, space and plumbing for washing machine, double glazed window to side, stainless steel sink, space for tall standing fridge/freezer.

LIVING/DINING ROOM 4.46m narrowing to 3.39m x 3.74m narr to 3.41m (14'8" narrowing to 11'1" x 12'3" narr to 11'2")

Double glazed window to front with window seat, radiator, under stairs storage cupboard, exposed stone walling and stairs to first floor.

DOWNSTAIRS BATHROOM

Bath with electric shower, low level wc, pedestal wash hand basin, tiled floor and double glazed window to side.

ON THE FIRST FLOOR

LANDING

With stairs to top floor, double glazed window to rear and radiator.

BEDROOM ONE 3.73m narrowing to 2.66m x 3.46m (12'3" narrowing to 8'9" x 11'4")

Double glazed window to front, radiator and storage cupboard.

ON THE TOP FLOOR

SMALL LANDING AREA

BEDROOM TWO 4.43m x 2.87m narrowing to 2.61m (14'6" x 9'5" narrowing to 6'7")

Radiator, double glazed window to front, airing cupboard with Worcester gas boiler.

EXTERNALLY

There is a concrete path leading to the front door, stone gravel patio area, wooden summer house/storage shed with mature tree. The garden is fully enclosed by wood panel fencing and pedestrian gate leading to footpath.

AGENTS NOTE

Tenure: Freehold

All mains services are believed to be connected.

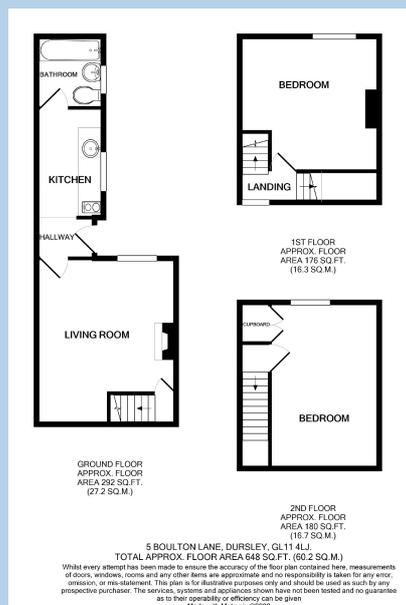
Council Tax Band: 'B' (£1,572.90 payable)

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 ₂) Rating	
Current	Potential	Current	Potential
89	93	1	1

The energy efficient - Green building rate

The environmental friendly - Green CO₂ emissions

England & Wales

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