

3 Hill Square, Dursley, GL11 5NJ

Asking price

**£220,000**



**\*\*\*PLEASE CONTACT US FOR A VIRTUAL VIEWING\*\*\* CHARACTERFUL AND IMMACULATLY PRESENTED COTTAGE IN AN ELEVATED POSITION - GOOD SIZED GARDEN TO FRONT - EXTERNSIVELY MODERNISED BY CURRENT OWNERS - ENTRANCE PORCH - LIVING/DINING ROOM - NEWLY FITTED KITCHEN - TWO FIRST FLOOR BEDROOMS - NEW SHOWER ROOM - FRONT GARDEN WITH SEATING AND LAWNED AREA - MUST BE SEEN - ENERGY RATING C**

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# 3 Hill Square, Dursley, GL11 5NJ

## SITUATION

This property is located in a tucked away and elevated position in a collection of unique period properties on the outskirts of Dursley. The property is placed midway between Cam and Dursley centres, Cam has a growing range of facilities including Tesco's supermarket and a range of local traders along with Post Office and doctors and dentist surgeries. The village also has a choice of three primary schools. Dursley town, which is approximately one mile distance, offers a wider range of shopping facilities including Sainsbury's supermarket, primary and secondary schooling.

## DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135, while approaching the Kingshill rank of shops, just after the fire station turn right into Kingshill Lane and continue for approximately 500 metres and the parking area will be located on the right hand side, just after the turning for Lister Road. Directly opposite the parking area are steps which lead to the property.

## DESCRIPTION

This property has been in the same ownership for over 5 years and has been extensively modernised and updated by the current owners. During their ownership, the property has received a number of improvements including new kitchen and shower room, front porch, new boiler (fitted 2019), internal doors, front and rear double glazed doors, and extensively fitted new flooring. The property briefly comprises entrance porch, living/dining room, kitchen, two first floor bedrooms and family bathroom. There is a small rear access to the property and a good sized and diverse front garden with seating area, laid to lawn, decking whilst benefiting from views of the local scenery. The cottage still retains character features and has been finished to a very high standard 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 basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE PORCH

Composite double glazed front door, radiator, mosaic tiled floor, further door to:

## LIVING/DINING ROOM 4.93m (max) x 4.42m (max) (16'2" (max) x 14'6" (max))

Double glazed window to front, two radiators, open fireplace with wood burner, oak flooring, inset ceiling spotlights, stairs to first floor, under stair storage cupboard, opening into:

## KITCHEN 2.78m x 2.60m (9'1" x 8'6")

Kitchen with base and wall units, solid oak work surface over, space and plumbing for washing machine, electric and gas cooker point, space for tall standing fridge freezer, stainless steel sink and drainer, double glazed window and double glazed door to rear, inset ceiling spotlights, tiled floor and splashback.

## ON THE FIRST FLOOR

## LANDING

Storage cupboard/wardrobe, airing cupboard with gas Worcester boiler, radiator, air condition system, access to loft space which is fully boarded, plastered and insulated and has light and power.

## BEDROOM ONE 4.16m (max) x 2.84m (max) (13'8" (max) x 9'4" (max))

Double glazed window to front, radiator, double and single wardrobes, built in feature fireplace.

## BEDROOM TWO 2.28m x 2.10m (7'6" x 6'11")

New fitted wardrobes, double glazed window to rear and radiator.

## SHOWER ROOM

Having new shower cubicle with rainfall mixer, low level wc, wash hand basin with pedestal, inset ceiling spotlights, fully tiled floor and walls.

## EXTERNALLY

To the rear of the property is a shared access walkway leading to the property. To the front is a shared pathway leading to a private pedestrian gate providing access to the small garden leading to front door. Across the shared path is the main garden which has further private gate leading to an array of well presented flower borders, stone gravel walkway leading to stone gravel seating area, laid to lawn garden and wooden decked lower tier area, all of which benefiting from the views of local scenery. Off-street parking is available at the bottom of the path across the road and is unallocated.

## AGENTS NOTE

Tenure: Freehold

All mains services are believed to be connected.

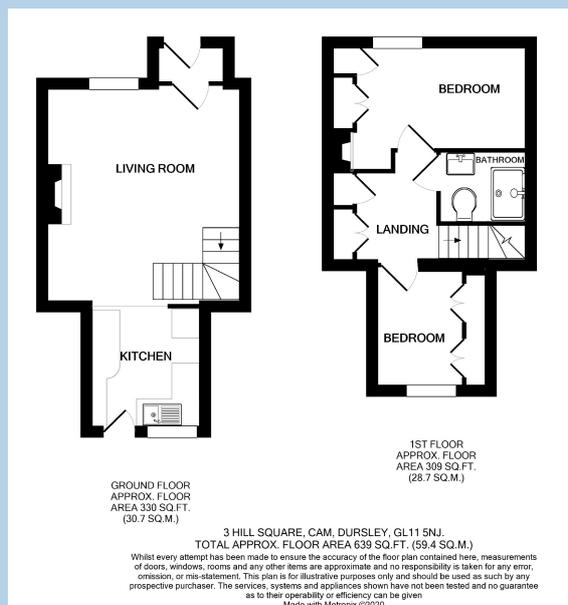
Council Tax Band B (£1,479.22 payable).

## 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	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G

Net energy efficient - heating rating: 80  
Net energy efficient - hot water rating: 72

Net greenhouse friendly - base CO<sub>2</sub> emissions: 93  
Net greenhouse friendly - target CO<sub>2</sub> emissions: 74

England & Wales  
EPC Dated: 2022/11/02

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