

1 Lambsdowne, Dursley, GL11 6PX

Offers in the region of  
**£300,000**



PLEASANTLY SITUATED DETACHED THREE BEDROOM BUNGALOW  
IN POPULAR LAMBSDOWNE DEVELOPMENT  
NO ONWARD CHAIN

ENTRANCE HALL - CLOAKROOM/WC - LOUNGE/DINING ROOM - CONSERVATORY -  
KITCHEN - WET ROOM - THREE BEDROOMS - ENCLOSED GARDEN - GARAGE -  
PARKING - MUST BE SEEN - ENERGY RATING: D

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# 1 Lambsdowne, Dursley, GL11 6PX

## SITUATION

This spacious three bedroom bungalow is situated in the popular Lambsdowne development, which is on the outskirts of the town and within close proximity of woodlands and Stinchcombe Hill. The property is well located for a range of shopping facilities in Woodfields, including mini-market, hairdressers and butchers. Cam village has a Tesco Supermarket and a range of local retailers including post office, hairdressers and takeaways. Dursley town offers a wider range of local retailers along with Sainsbury's supermarket and leisure facilities include library, swimming pool and 18 hole golf course at Stinchcombe Hill. Cam and Dursley has a choice of four primary schools and secondary schooling at the popular Rednock Comprehensive School. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network. The village is also well placed for commuting throughout the South West via the A38 and M5/M4 motorway network.

## DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135, continuing straight across at the first mini-roundabout and take the first turning at the second mini-roundabout opposite the Police Station and continue for approximately 250 metres and take the first turning on the right into Lambsdowne. The property can be found directly on the left hand side.

## DESCRIPTION

This modern bungalow is approximately 30 years old and was constructed by reputable builders, Barrett Homes. The property provides spacious three bedroom accommodation and is in a good sized plot with attractive fully enclosed rear garden with lawn and shrubs. The property is located in an elevated position within Lambsdowne, having tarmac driveway leading to garage. In turn the entrance hall gives access to the cloakroom/wc, there is a spacious bay fronted living room, three bedrooms and wet room along with fitted kitchen. The property has gas fired radiator central heating with Worcester boiler. The property has double glazing in wooden frames. Properties of this type rarely become available and we suggest viewing at your earliest opportunity.

## 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).

## ENTRANCE HALL

With radiator.

## CLOAKROOM

Having wash hand basin and wc and window to side.

## LOUNGE / DINER 5.85m widening to 6.26m into bay x 3.83m (19'2" widening to 20'6" into bay x 12'7")

Having painted wood effect fire surround with marble insert and gas fire, radiator and bay window to front. Patio doors leading to:

## CONSERVATORY 3.05m X 2.15m (10'0" X 7'1")

Having double glazed upvc windows to side and front and double glazed door to rear and patio door to front giving access to side garden and patio area.

## KITCHEN 3.00m x 2.48m (9'10" x 8'2")

Having a range of wood fronted wall and base units with laminated round edge work surfaces over, stainless steel single drainer sink unit, built in double oven, 4 burner gas hob with extractor over, part glazed door to side and window, plumbing for washing machine and space for fridge freezer, wall mounted gas boiler supplying radiator central heating and domestic hot water.

## BEDROOM THREE 2.45m x 2.5m (8'0" x 8'2")

Having radiator, wooden double glazed window to front and built in wardrobe.

## INNER HALLWAY

Having access to loft space and airing cupboard housing hot water storage tank.

## BEDROOM ONE 3.47m x 2.84m (11'5" x 9'4")

Having radiator, and double glazed patio doors to rear garden.

## BEDROOM TWO 2.95m x 2.87m (9'8" x 9'5")

Having wooden double glazed window, radiator and built in wardrobe.

## WET ROOM

Having white suite comprising of w/c and vanity wash basin with storage under, wet room flooring with glazed shower enclosure and electric shower. Partially tiled walls and double glazed wooden window to side.

## EXTERNALLY

A tarmac driveway provides parking space for two/three vehicles and leads to a GARAGE (5.23m x 2.51m) having up and over door and personal door to side. A pedestrian gate leads to the rear of the property and the garden is enclosed and laid to lawn with shrubs, flower borders and patio area, a pathway leads to a second patio area to the side and additional raised beds with trees and shrubs, leading on to the front of the property via a gate where additional shrubs and gravel pathway can be found.

## AGENTS NOTES

All mains services are believed to be connected.

Gas fired radiator central heating. There is a transferable 10 year warranty for the boiler.

Tenure: Freehold.

Council Tax Band: 'D' (£1,901.86 payable)

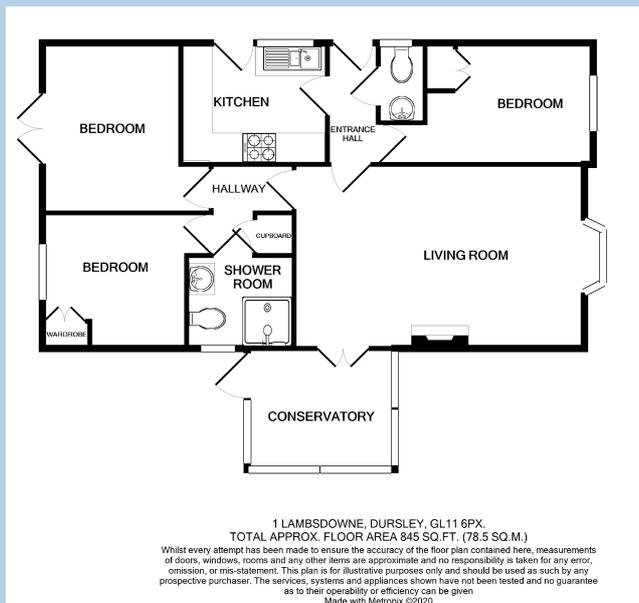
This property is subject to probate which has been applied for.

## 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		
This energy efficient 'green' rating scale	Current	Potential	This environmentally friendly 'leaf' CO <sub>2</sub> emissions scale	Current	Potential
A	B	C	A	B	C
D	E	F	D	E	F
G			G		
Net energy efficient 'green' rating scale			Net environmentally friendly 'leaf' CO <sub>2</sub> emissions scale		
England & Wales			England & Wales		

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