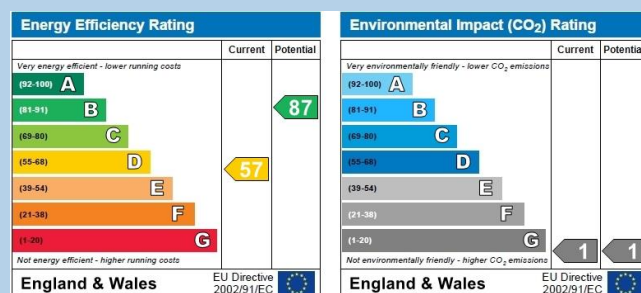


6 FORT LANE, DURSLEY, GL11 4LH.
TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Asking price

£210,000



EXTENDED STONE COTTAGE ON OUTSKIRTS OF TOWN
SITUATED ON SINGLE TRACK LANE
PORCH/UTILITY SPACE - SPACIOUS LIVING ROOM - KITCHEN - - GROUND FLOOR
SHOWER ROOM - TWO FIRST FLOOR BEDROOMS - FAMILY BATHROOM - OFF ROAD
PARKING - SMALL PAVED GARDEN - WORKSHOP AND SHED - ENERGY RATING: D

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6 Fort Lane, Dursley, GL11 4LH

DESCRIPTION

This traditionally constructed extended cottage is in a popular location on the outskirts of Dursley. The property has been in the same ownership for a number of years and has been extended and parking provided to the side. The cottage is now in need of general updating and comprises: side entrance porch/utility leading to kitchen and onto the ground floor shower room. There is a good sized living room and stairs leading to the first floor landing, which has master bedroom, thought to have previously been two bedrooms, further bedroom and bathroom. The property has blocked paved parking space for two cars along with shed/workshop. Shared pedestrian access leads to the side and across steps to the side garden, which is paved with further sheds.

DIRECTIONS

From Dursley town centre, proceed out of town in a south easterly direction on the A4135 through Silver Street to the mini-roundabout, proceed straight across and continue for approximately 150 metres turning right into Fort Lane and the property will be found after approximately 70 metres on the right hand side.

SITUATION

The cottage is located in this popular position within a few minutes walk of the

wooded slopes of Stinchcombe Hill and yet the property remains within a short distance of the town centre. Facilities include: a range of local traders, Sainsbury's supermarket along with primary and secondary schooling. Dursley is well placed for travel throughout the South West and commuting to the larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and M5/M4 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with onward connections to the national rail network.

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).

SIDE ENTRANCE PORCH/ UTILITY 1.78m x 1.67m (5'10" x 5'6")

Having a range of built in cupboards, work surface, double glazed window to rear and Vaillant boiler supplying radiator central heating and domestic hot water.

KITCHEN 4.28m x 1.78m (14'1" x 5'10")

Having a range of base units, stainless

steel single drainer sink unit, gas cooker point, radiator and double glazed window to rear.

SHOWER ROOM

Having shower cubicle with mixer shower, wc and double glazed window to rear.

LIVING ROOM 5.33m x 4.1m (17'6" x 13'5")

Having large wood double glazed front door, double glazed window to front, ornamental fireplace with gas fire (not in working order) and radiator.

ON THE FIRST FLOOR

LANDING

Giving access to:

BEDROOM ONE 4.36m x 3.15m (14'4" x 10'4")

Having over stairs storage cupboard, two double glazed windows to front and double glazed window to side, this room is thought to have formally been two bedrooms.

BEDROOM TWO 3.48m x 2.0m (11'5" x 6'7")

Having double glazed windows to rear and side and radiator.

BATHROOM

Having wash hand basin, wc, panelled bath, radiator and double glazed window.

EXTERNALLY

To the side of the property there is a block paved driveway with parking space for two cars, WORKSHOP/SHED (4.08m x 1.77m), shared pedestrian access leads to the side of the property and onto the upper terrace, which has patio area, greenhouse, garden shed, FURTHER GARDEN SHED/WORKSHOP (3.61m x 2.41m)

AGENTS NOTE

Tenure: Freehold.

All mains services are understood to be connected.

Gas fired radiator central heating.

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

There is shared pedestrian access with the neighbour to the side and rear of the property.

The property is subject to probate.

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.

