

67 Woodmancote, Dursley, GL11 4AG

Offers in the region of
£175,000



PLEASE CONTACT US FOR A VIRTUAL VIEWING A THREE/FOUR BEDROOM GRADE II LISTED MI-TERRACE TOWN HOUSE - WITHIN WALKING DISTANCE OF DURSLEY TOWN CENTRE - LIVING ROOM - DINING ROOM - KITCHEN - FAMILY BATHROOM - LARGE BASEMENT - APPROACHING 1,200 SQ FT. INTERNALLY - COMMUNAL COURTYARD AND TWO OUTHOUSES/STORAGE SHEDS - VIEWS TO COUNTRYSIDE - ENERGY RATING E

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SITUATION

The property is situated on the edge of Dursley town overlooking the wooded slopes of Stinchcombe Hill, which is an area designated as one of outstanding natural beauty. 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, proceed straight across and the property can be found a short drive on the left hand side.

DESCRIPTION

This property has been in the same ownership for over four years and offers a very spacious (nearly 1,200 sq ft) three/four bedroom town house within walking distance of the town centre. The property can be accessed via footpath leading to front door. Internally, the property briefly comprises; living room, dining room, kitchen and large basement/cellar. On the first floor there is one double bedroom and further single/office and family bathroom. On the top floor are a further two large bedrooms. Externally, there is a rear shared courtyard with two outhouses/storage sheds for the properties sole use. There is a side shared passageway leading to front. This property is offered with no onward chain and we recommend a viewing to appreciate the space that is available.

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 3.91m x 3.31m narrowing to 2.93m (12'10" x 10'10" narrowing to 9'7")

Single glazed bay window to front, wooden front door, radiator, inner hallway with stairs to basement, leading into:

DINING ROOM 3.31m narrowing 2.94m x 3.00m (10'10" narrowing 9'8" x 9'10")

Radiator, storage cupboard, stairs to first floor, double glazed window to rear.

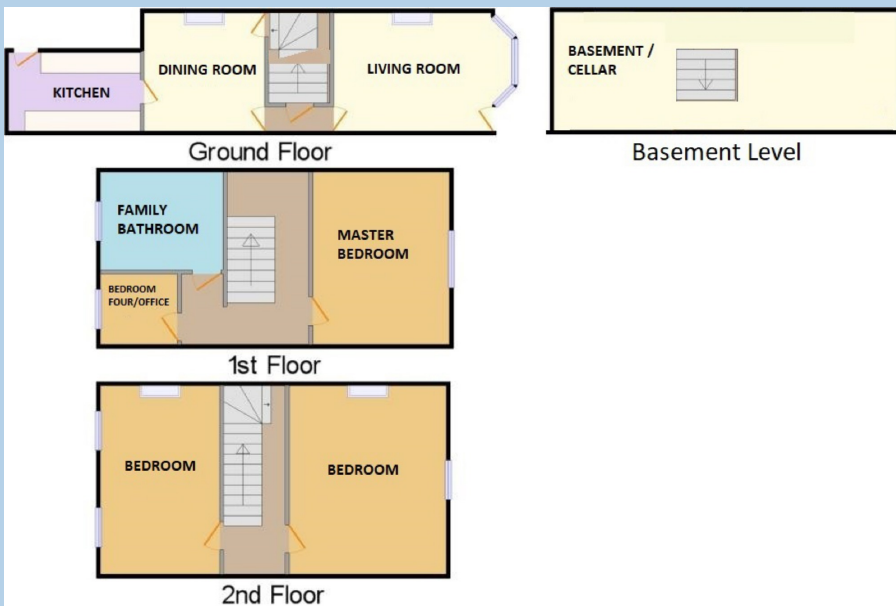
KITCHEN 3.29m x 1.97m (10'10" x 6'6")

Fitted kitchen with base and wall units, roll top laminate work surface over, stainless steel sink and drainer, electric cooker point, radiator, space for tall standing fridge freezer, double glazed door and window to courtyard, space and plumbing for washing machine.

BASEMENT/CELLAR 8.00m (max under stairs) x 3.01m (max under stairs) (26'3" (max under stairs) x 9'11" (max under stairs))

With gas boiler, light and power.

ON THE FIRST FLOOR



LANDING

Radiator, stairs to top floor.

BEDROOM ONE 4.30m x 3.43m (max) (14'1" x 11'3" (max))

Single glazed sash window to front, radiator, built in wardrobe and storage cupboard.

BEDROOM FOUR/OFFICE 2.12m x 1.75m (6'11" x 5'9")

Double glazed window to rear with views to countryside.

FAMILY BATHROOM

Bath with shower off tap, wash hand basin with pedestal, low level wc, double glazed window to rear, radiator, two storage cupboards.

ON THE TOP FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Net energy efficient - lower energy costs		Low environmental impact - lower CO ₂ emissions	
England & Wales		England & Wales	

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