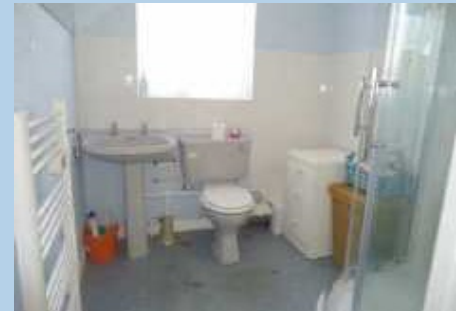


56 Champions Court,
Dursley, GL11 4BE

Asking price

£185,000



SOUGHT AFTER AND RARELY AVAILABLE TWO BEDROOM BUNGALOW
SET IN RETIREMENT COMPLEX FOR OVER 60'S
WITHIN EASY WALKING DISTANCE OF TOWN CENTRE
ENTRANCE HALLWAY - LIVING ROOM - FITTED KITCHEN - UPDATED SHOWER ROOM -
DOUBLE AND SINGLE BEDROOM - DOUBLE GLAZING - NEWLY INSTALLED ELECTRIC
HEATING - ENCLOSED COURTYARD GARDEN WITH SIDE ACCESS - SCHEME MANAGER
- GUEST SUITE AND LAUNDRY ROOM - RESIDENTS LOUNGE - CAR PARKING - NO
ONWARD CHAIN - ENERGY RATING D

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SITUATION

This bungalow is situated in the architect designed retirement complex of Champions Court, which is within walking distance of the town centre of Dursley 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.

DESCRIPTION

This property is one of three bungalows offered on this retirement development, which has been updated by the current owner. The property benefits from an upgraded kitchen with the addition of an updated shower room and thermostatically controlled electric radiators. The property briefly comprises entrance hallway, fitted kitchen, living/dining room, double bedroom with storage and further single bedroom. At the rear of the property there is an enclosed courtyard garden which is well presented and low maintenance with unique side access to the front of the property. Properties of this type and in this location rarely become available and we recommend 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).

RECESSED ENTRANCE PORCH

Having outside light and part glazed door leading to:

ENTRANCE HALLWAY

Spacious entrance hallway with electric radiator, airing cupboard with hot water tank, thermostat and access to loft space.

KITCHEN 2.59m max x 2.00m max (8'6" max x 6'7" max)

Fitted kitchen with base and wall units, roll top laminate work surface over, stainless steel sink and drainer, Neff electric oven, space and plumbing for washing machine, double glazed window to front and extractor hood.

LIVING/DINING ROOM 4.53m x 3.00m (14'10" x 9'10")

Electric radiator, double glazed sliding door to garden, built in storage space.

BEDROOM ONE 2.98m x 2.86m (9'9" x 9'5")

Double glazed window to rear, built in double wardrobe.

BEDROOM TWO 2.79m x 2.39m (9'2" x 7'10")

Double glazed window to front.

SHOWER ROOM

Shower cubicle with electric shower, wc, pedestal wash hand basin, double glazed window to side, heated towel rail and part tiled walls.

EXTERNALLY

The rear garden is fully enclosed by brick wall and trellis offering a good deal of privacy and having flagstone patio and stone gravel section with flower borders to side and rear and pedestrian side access to the front of the property.

AGENTS NOTE ONE

The property is on a 99 year lease which commenced in 1987.

There is a monthly Service Charge of £192.06.

Council Tax Band: 'B' (£1520.46 payable)

AGENTS NOTE TWO

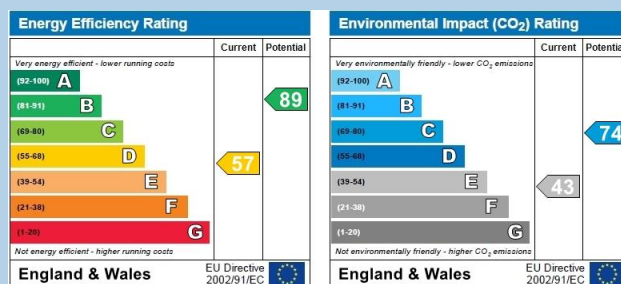
The property is available to potential purchasers meeting the criteria: e.g. Must be over 60 years of age, purchasers will also be considered at the age of 55 if receipt of disability allowance and also subject to meeting the Scheme Manager.

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.



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.