



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		87
81-91	B		
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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28 Ricardo Drive, Dursley,
GL11 5BD

Asking price
£330,000



Immaculately presented contemporary home, spacious accommodation over three floors, westerly facing garden. Large living room with galleried kitchen and hall, open plan kitchen/diner with bay window, cloakroom/3rd wc, master bedroom with en-suite shower room, three further bedrooms, family bathroom, enclosed side and rear garden, driveway with parking virtual viewing available, energy rating: C

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SITUATION

This property occupies a pleasant position on the outskirts of Dursley adjoining the attractive semi rural Upper Cam area. The property is within close proximity of St. George's Church along with the very popular Cam Hopton Primary School. There are a range of local walks including the local landmarks of Cam Peak and Cam Longdown. Dursley and Cam centres are both within approximately one mile and offer a range of shopping facilities along with Sainsbury's supermarket in Dursley and Tesco's supermarket in Cam. Also within a few minutes walk is the Vale Community Hospital and Rednock Comprehensive School. Cam and Dursley are well placed for daily commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and onward connections to the national rail network.

DESCRIPTION

This contemporary family house provides spacious accommodation and is accessed to the front via a pleasant tree lined avenue with pedestrian footpath which leads to the communal gardens and play area which overlooks the river beyond. The attractive front garden is enclosed with walling and railings. To the rear of the property there is a parking area with pedestrian gate leading to the rear/side garden, which is enclosed by tall walling. The property is accessed internally from the front door, on the upper ground floor, where there can be found the cloakroom/wc, the hall has a gallery which overlooks the lounge and leads to the spacious kitchen/dining room with bay window to front over looking the avenue to the front. Stairs lead from the upper ground floor to the lounge which has high ceilings and tall glazed french doors leading onto the garden. On the first floor there is a galleried style landing giving access to the four bedrooms, the master having en-suite shower room and family bathroom/third wc. The property must be seen to be fully appreciated and we suggest viewing at your earliest opportunity.

DIRECTIONS

From Dursley town centre, proceed north west out of town on the A4135 for approximately half a mile, taking the second turning on the right just after the Fire Station into Kingshill Lane and proceed down the incline, the road bears left and then to the right into Church Road and take the first turning on the right into Ricardo Drive and proceed for approximately 75 metres taking the turning on the right and 28 Ricardo Drive will be found at the entrance to this pleasant cul-de-sac.

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).

ENTRANCE HALL

Having part glazed door, tiled floor, stairs to first floor and stairs to lower ground floor. Airing cupboard housing hot water tank.

CLOAKROOM

Having wash hand basin, wc and tiled flooring.

KITCHEN/DINING ROOM 4.1m widening to 4.96m into bay x 3.67m (13'5" widening to 16'3" into bay x 12'0")

Having an attractive range of wall and base units with quartz work surface over, inset stainless steel one and half bowl single drainer sink unit, inset four ring gas hob with canopy/cooker hood over, built in oven, integrated fridge/freezer, integrated dishwasher, double radiator, tiled flooring and glazed screen with gallery overlooking the living room.

LIVING ROOM 5.95m x 4.8m narrowing to 3.52m (19'6" x 15'9" narrowing to 11'7")

Two tall glazed french doors to rear, two radiators, two large built in cupboards, double glazed windows and under stair storage cupboard.

ON THE FIRST FLOOR

GALLERIED LANDING

Having access to loft space and radiator.

BEDROOM ONE 3.56m x 2.82m (11'8" x 9'3")

Having double glazed window to rear and side, radiator, built in wardrobe and door to:

EN-SUITE SHOWER ROOM

Having shower cubicle with mixer shower, low level wc, wash hand basin, ladder towel rail, shaver point and double glazed window.

BEDROOM TWO 3.13m narrowing to 2.6m x 2.7m (10'3" narrowing to 8'6" x 8'10")

Having radiator, double glazed window and fitted wardrobe.

BEDROOM THREE 3.08m x 2.09m (10'1" x 6'10")

Having double glazed window and radiator.

BEDROOM FOUR 2.54m x 1.86m widening to 2.2m (8'4" x 6'1" widening to 7'3")

Having double glazed window, fitted wardrobe with dressing table and radiator.

BATHROOM

Having low level suite comprising pedestal wash hand basin, low level wc, panelled bath with mixer shower over, double glazed window and radiator.

EXTERNALLY

To the front of the property there is attractive pedestrian access leading to the communal garden and play area, this avenue leads to the front garden which is enclosed by wall and railings with low maintenance gravelled area and ornamental hedging. The front garden leads to the side garden where there are raised borders and it is enclosed by wall and railings. To the rear of the property there is a parking area, which is block paved and provides rear pedestrian access to the tall walled garden, which has mature tree, patio, lawn, raised flower borders and shrubs.

AGENTS NOTE

Tenure: Freehold
Council Tax Band: D (£1,984.77 payable)
The property has no onward chain.
There is a annual Management Charge is approximately £300 per annum and covers the communal areas.
Ricardo Drive is a private road.
Covenants include, no caravans boats or commercial vehicles should be kept at the property.

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.

