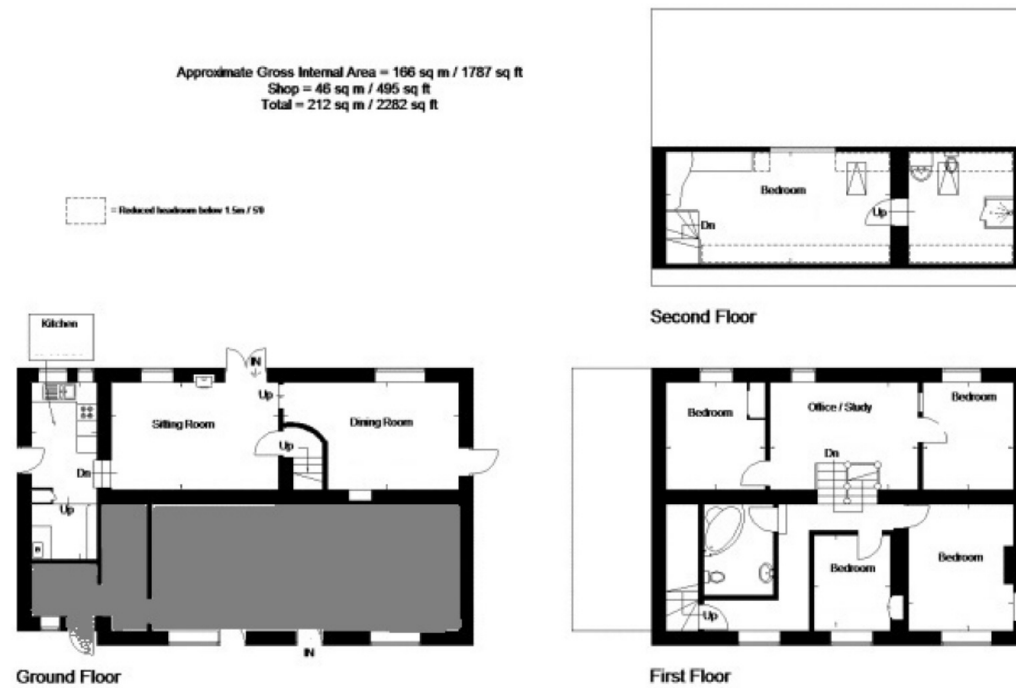


53 The Street, Uley,
GL11 5SL

Asking price
£350,000



Attractive stone built, Grade II Listed, attached family home, living room, separate dining room, kitchen, four first floor bedrooms, office, bathroom, second floor master bedroom with en-suite shower room, enclosed gardens, parking, must be seen, virtual viewing available, energy rating E

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.



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53 The Street, Uley, GL11 5SL

SITUATION

53 The Street is situated in the heart of this popular Cotswold village of Uley, on the lower slopes of the Cotswold escarpment and is in a designated Area of Outstanding Natural Beauty. Village facilities include post office/store, village hall, primary school, village pub, Prema Arts Centre and café, and Millennium playing field. A wider range of shopping facilities can be found in Dursley town centre along with secondary schooling and the nearby town of Stroud; which was recently awarded The Town of the Year, also has an extensive range of shopping facilities along with independent schooling. The village is also well located for commuting to the larger centres throughout the south west including Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Stroud and Stonehouse have mainline railway stations.

DIRECTIONS

If travelling from Dursley proceed out of town in an easterly direction on the B4066 into Uley, on entering the village continue passing the bus shelter on the right hand side and proceed for approximately three quarters of a mile and the village shop and 53 The Street will be found on the left hand side.

DESCRIPTION

This attractive stone built house is situated in this popular Cotswold village attached to the village post office/store which is run by the Uley Community Store. The present owners have adapted the living accommodation and will be sold with a flying freehold over the village shop, the property has many period features. The living accommodation is

accessed via the side, leading to kitchen, there are two spacious living rooms overlooking the rear garden. On the first floor there are four bedrooms along with family bathroom and office/study. On the second floor there is a large attic bedroom with an adjoining en-suite shower room. The property has flagstone flooring, fireplace and many character features and is ideal for someone wishing to live in the heart of this pretty Cotswold village.

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).

KITCHEN 5.46m x 2.01m overall (17'11" x 6'7" overall)

Having a range of wall and base units, stainless steel single drainer sink unit, built-in oven, gas hob, cooker hood over, tiled flooring, plumbing for automatic washing machine, Hygena gas boiler, double door to side, two double glazed windows to rear.

SITTING ROOM 5.12m x 3.3m (16'10" x 10'10")

Having two windows to rear, glazed double doors to rear, exposed beams, exposed Cotswold stone walling with recessed fireplace with wood burner, stairs to first floor, and opening to:

DINING ROOM 4.09m widening to 5.0m x 3.36m (13'5" widening to 16'5" x 11'0")



Having window to rear with window seat, radiator, door to side, exposed Cotswold stone walling, part wood panelling, exposed beam.

ON THE FIRST FLOOR

LANDING

Having radiator, exposed beam, secondary double glazed window to front, stairs to second floor, stairs to:

UPPER LANDING/STUDY 4.52m x 3.38m (14'10" x 11'1")

Having radiator, double glazed window to rear.

BEDROOM ONE 3.98m x 3.26m (13'1" x 10'8")

Having secondary double glazed window to side and front.

BEDROOM TWO 3.3m x 3.0m narrowing to 2.4m (10'10" x 9'10" narrowing to 7'10")

Having radiator, built-in cupboard and secondary double glazed window to rear.

BEDROOM THREE 3.44m x 2.78m (11'3" x 9'1")

Having secondary double glazed window to rear and radiator.

BEDROOM FOUR 3.03m x 2.31m (9'11" x 7'7")

Having built-in cupboard, secondary double glazed window to front, exposed beam, double radiator, cast iron fireplace.

BATHROOM

Having corner bath, glazed shower screen and electric shower over, vanity wash hand basin with cupboard under, WC, radiator and fully tiled walls.

ON THE SECOND FLOOR



ATTIC BEDROOM 6.5m (max.) x 3.4m (max.) narrowing to 1.9m (21'4" (max.) x 11'2" (max.) narrowing to 6'3")

Having exposed floorboards, exposed A frame, dormer double glazed window to rear, roof light, radiator, and door to:

EN-SUITE SHOWER ROOM

Having shower cubicle with mixer shower, roof light, low level WC, wash hand basin, electric towel rail.

EXTERNALLY

To the side of the property a shared gravel driveway leads to carport with parking for one car. The enclosed rear garden is laid to lawn with wooden deck, shrubs, and gate to both sides.

AGENT'S NOTES

All mains services are understood to be connected.

Gas fired radiator central heating to the house. Council Tax Band: D £1,932.41 (payable).

The property will be sold with a flying freehold over the village shop.

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.

