

26 Larkrise, Dursley, GL11 5EZ

Asking price

£215,000



Well presented two bedroom home in popular end of cul-de-sac position, no onward chain, parking for two vehicles, enclosed laid to lawn garden with wooden decking and rear pedestrian access, entrance porch, entrance hallway, living room with storage, kitchen/dining room, two first floor bedrooms, family bathroom, gas central heating, far reaching views to rear, Energy Rating C

01453 544500

31 Parsonage Street, Dursley
Gloucestershire GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk

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SITUATION

This two bedroom home is situated at the end of the cul-de-sac in the popular residential area of Larkrise in the village of Cam. The centre is within a few minutes walk and has a wide range of amenities including; Tesco supermarket, post office, village hall, chemist, doctor and dentist surgeries. The village is also well served by three primary schools and the nearby town of Dursley provides a wider range of shopping facilities including; Sainsbury's supermarket, swimming pool, sports hall and comprehensive schooling. Commuting to larger centres of Gloucester, Bristol and Cheltenham is made easily accessible via the A38 and the M5/M4 motorway network, the Cam and Dursley 'Park and Ride' railway station brings Gloucester and Bristol within twenty minutes and thirty minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed north west out of town on the A4135 Kingshill Road continuing straight across at the first and second mini roundabouts, at the third mini roundabout take the second exit, proceed towards Cam village centre and take the first turning on the left into Manor Avenue, continue for approximately one hundred metres taking the turning on the left into Lark Rise, continue a further 100 meters, follow the road as it bears to the left hand side, the property will be located on the left hand side at the end of the cul-de-sac.

DESCRIPTION

This property has been in the same ownership for over four years and is offered to the market with no onward chain. This property would make an ideal first time buyer property or even a buy to let as there is currently a tenant in situ who would vacate if needed but could also stay at the property if permitted to do so. The property is very well presented and has been maintained to a good standard over recent years. The property briefly comprises entrance porch, entrance hallway, living room and kitchen/dining room. On the first floor there are two bedrooms and family bathroom. The rear garden is laid to lawn with wooden decked area, with pedestrian access at the rear onto Larkrise. To the front of the property there is one parking space directly outside the front door and another allocated space very close by.

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 PORCH

Double glazed front door, double glazed window to side, further double glazed door to:

ENTRANCE HALLWAY

Stairs to first floor, door to:

LIVING ROOM 4.48m narrowing to 3.58m x 3.19m (14'8" narrowing to 11'9" x 10'6")

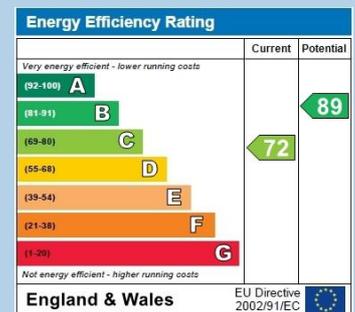
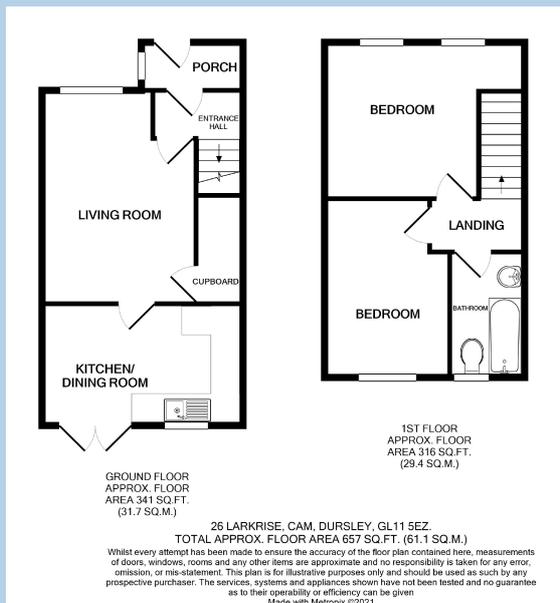
Double glazed window to front, radiator, storage cupboard, door to:

KITCHEN/DINING ROOM 4.18m x 2.55m (13'9" x 8'4")

Fitted kitchen with base and wall units, roll top laminate work surface over, space and plumbing for washing machine, stainless steel sink and drainer, space and plumbing for dishwasher, electric cooker point, gas boiler, space for tall standing fridge freezer, double

glazed window and door to garden.

ON THE FIRST FLOOR



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.

