

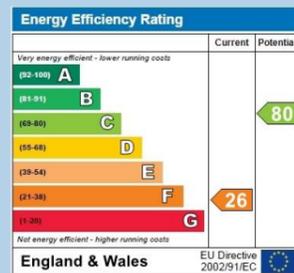
GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.2 SQ.M.)

5 HIGHFIELDS APPROACH, DURSLEY, GL11 4NP.  
TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



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.

5 Highfields Approach,  
Dursley, GL11 4NP

Guide price  
**£255,000**



Spacious semi-detached house, situated in corner plot in popular location, within walking distance of Dursley primary academy, entrance hall, large through living room, separate dining room, kitchen, three bedrooms, family bathroom, good sized garden, garage, must be seen, virtual viewing available, energy rating F

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk

## 5 Highfields Approach, Dursley, GL11 4NP

### SITUATION

This spacious three bedroom semi-detached house is located in the Highfields area of Dursley. The property was originally constructed for the local authority and has been in private ownership for almost forty years. The property is within walking distance of the popular local primary school; Dursley academy, and within a short walk of co-operative mini market in Rosebery Road. Dursley town centre is within a short drive with its range of amenities including: Sainsbury's supermarket, independent retailers, doctors and dentists surgeries and Rednock comprehensive school. Dursley is well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Cam has 'Park and Ride' railway station with onward connections to the National Rail network.

### DIRECTIONS

From Dursley town centre proceed out of town on the A4135 in a south easterly direction and at the mini roundabout take the first exit and then bear right onto the B4066 Uley Road, continue taking the second turning on the right into Highfields Approach, and number 5 will be found on the corner of First Avenue in this large plot, having vehicle access from First Avenue.

### DESCRIPTION

The property was constructed approximately eighty years ago and provides spacious three bedroom accommodation set in this very good sized

plot. The accommodation is accessed via entrance hall, leading to dining room and onto the good sized kitchen, this in turn gives access to the spacious through living room. On the first floor there are three good sized bedrooms along with family bathroom, and the large rear garden is laid to lawn with large patio and flower borders. Double vehicle gates and drive with parking leads to the detached garage/workshop. The position and the size of the property must be seen to be fully appreciated.

### ENTRANCE HALL

Having double glazed front door, stairs to first floor.

### LIVING ROOM 5.52m x 3.64m (18'1" x 11'11")

Having double glazed window to front, patio door to rear, electric panelled radiator.

### DINING ROOM 3.63m x 2.89m (11'11" x 9'6")

Having double glazed windows to front and side, electric panelled radiator.

### KITCHEN 4.17m x 2.43m (13'8" x 8'0")

Having a range of wall and base units, stainless steel one and a half bowl single drainer sink unit, plumbing for washing machine, electric cooker point with cooker hood over, two double glazed windows to side and double glazed window to rear, under stairs storage cupboard, double glazed door to rear.

### ON THE FIRST FLOOR

### LANDING

Having double glazed window to rear, built-in cupboard, electric panelled radiator.

### BEDROOM ONE 3.87m x 3.69m (12'8" x 12'1")

Having double glazed windows to front and side, over stairs storage cupboard.

### BEDROOM TWO 2.76m x 2.69m (9'1" x 8'10")

Having double glazed window.

### BEDROOM THREE 3.68m widening to 3.78m x 2.69m (12'1" widening to 12'5" x 8'10")

Having over stairs storage cupboard, double glazed window.

### BATHROOM

Having low level suite comprising: pedestal wash hand basin, low level WC, panelled bath with electric shower over, electric convector heater.

### EXTERNALLY

The gardens are a particular feature of the property and are enclosed to the front and side by well kept hedging, with pedestrian access and block paved path leading to the enclosed lawn front garden, a raised deck leads to the front door. The pathway continues to the side of the garden to the large rear garden which is extensively laid to lawn with flower borders, GARDEN SHED, large patio area, OUTSIDE WC. Double vehicle gates and drive with tarmac parking space leads to GARAGE/WORKSHOP (5.14m x 4.5m). The gardens are a particular feature of the property and must be seen to be fully

appreciated.

### AGENT'S NOTES

Mains, electricity, water and drainage are connected.

Partial electric panelled heating.

Council Tax Band: B £1,636.47

Tenure: Freehold

Overage/Uplift on garden ???????????

### UPLIFT CLAUSE

UPLIFT CLAUSE - Please note this only applicable if the property is separated into more than one residential unit - the existing property can be altered and extended or an annexe added as long the property remains as one dwelling.

The purchasers and any subsequent purchasers of the property will pay to the vendors or their successors a figure equal to 35% of the enhanced value should planning consent be granted for additional dwellings within the curtilage of the property. The uplift will also apply if the property is used to access any adjoining land for development purposes. The uplift is for a period of 10 years from the date of exchange of contracts.

### 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.

